

Mayor Gonzalez
Introduced by

Planning
Prepared by

Plan Commission
Referred to

November 13, 2018
Date

RESOLUTION R-213-18

COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT CDP(A)-2245-18 REQUEST TO AMEND THE ORCHARD POINTE COMPREHENSIVE DEVELOPMENT PLAN (CDP) TO ALLOW FOR PROPOSED RESIDENTIAL DEVELOPMENT OF LOT 10 ORCHARD POINTE

WHEREAS, Jacob Klein has submitted a Comprehensive Development Plan Amendment (CDP(A)-2245-18) to amend the Orchard Pointe Comprehensive Development Plan to allow for the development of a 136-unit residential apartment development on Lot 10 of the Orchard Pointe Plat; and

WHEREAS, the Plan Commission has reviewed and recommends approval of the CDP(A), with no conditions; and

NOW BE IT HEREBY RESOLVED, that the City Council of the City of Fitchburg, Dane County, Wisconsin herewith approves CDP(A)-2245-18.

Adopted this 27th day of November, 2018.



Patti Anderson, City Clerk



Jason C. Gonzalez, Mayor

Request Details

Print Date: Wed 01/09/2019

Category: Rezone

Location: Orchard Pointe

Request ID: RZ-2246-18

Metes and Bounds: SW 1/4 NW 1/4

Decision Date: 11/20/2018

Section: 7

House Number:

Project Name: Limestone Ridge Apartments

Street:

Comments:

Lot: 10

Zoning Conditions

- 1 No other permit or approval is waived or deemed satisfied except for the approval provided herein.

- 2 GIP zoning is approved for the following: The project approval is for one four story building, with a maximum height of 65 feet, to contain 136 dwelling units, with basement parking to contain a minimum of 130 stalls, and a surface parking lot to contain a minimum of 46 stalls (final number to approved through Architectural Design Review approval).

- 3 This approval is conditioned upon the applicant, or assign, entering into a public improvement agreement with the City of Fitchburg for any public improvements required to serve the project.

- 4 Park dedication and/or fees shall be finalized with PDD-SIP submittal. Any areas to be dedicated as parkland shall be submitted for recommendation by the Parks Commission. Applicant will be required to prepare and provide any necessary documentation, including any land division, to dedicate lands to the City.

- 5 Signage shall comply with the sign code requirements for multi-family projects, unless a signage plan is submitted with the PDD-GIP zoning request.

- 6 Erosion Control and Stormwater Management permit shall be obtained prior to any land disturbance.

- 7 MMSD fees shall be paid prior to issuance of any permits.

- 8 Applicant shall address all outstanding Public Works comments with the SIP submittal.

- 9 This rezone approval to PDD-GIP zoning is contingent on Common Council adoption and publication of Ordinance 2018-O-33 which amends Figure 4-10 Future Land Use Plan Map and Accompanying Text on Page 4-16 of the City's Comprehensive Plan for Lot 10 Orchard Pointe, to change the future land use on Lot 10 from Mixed-Use (M-U) to High Density Residential (HDR), and amend to include text on page 4-16 that reads "The seventh area is Lot 10 Orchard Pointe, which currently is designated for High Density Residential (HDR), but which may, at the discretion of the Plan Commission and Council, be suitable for Mixed-Use (M-U)".



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- ☐ Certified Survey Map Approval
 - ☐ Preliminary Plat Approval
 - ☐ Final Plat Approval
 - ☐ Replat
 - ☒ Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- ☐ Single Family Residential
- ☐ Two-Family Residential
- ☒ Multi-Family Residential
- ☐ Commercial/Industrial

3. No. of Parcels Proposed: Unchanged
4. No. Of Buildable Lots Proposed: Unchanged
5. Zoning District: B-G Business General
6. Current Owner of Property: Robert Shea

Address: _____ Phone No: _____

7. Contact Person: Chris Etmanczyk
- Email: Chris.etman@lee-associates.com
- Address: 6430 Bridge Rd. Ste 230 Madison, WI 53713 Phone No: _____

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: [Signature] Bob Shea

Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 10-23-18

Ordinance Section No. _____ Fee Paid: \$395

Permit Request No. COP(A)2245-18

R# 12.1668
48 10/22/18



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the B-G district to the PDD-GIP district the following described property:

1. **Location of Property/Street Address:** Fitchrona Road & Limestone Lane

Legal Description - (Metes & Bounds, or Lot No. And Plat):

Lot 10, Orchard Pointe, as recorded in Volume 59-052A of Plats, on Pages 253-258, as Document Number 4429294, Dane County Registry, located in the SW 1/4 - NW 1/4 of Section 07, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. **Proposed Use of Property - Explanation of Request:**

Multifamily Workforce Housing

3. **Proposed Development Schedule:** Start July 2019, Finish July 2020

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): Multifamily

Total Dwelling Units Proposed: 136 **No. Of Parking Stalls:** 176

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: _____ **No. Of Employees:** _____

Floor Area: 159,484 s.f. **No. Of Parking Stalls:** _____

Sewer: Municipal ☒ Private ☐ **Water:** Municipal ☒ Private ☐

Current Owner of Property: Lee & Associates

Address: 6430 Bridge Road Suite 230 **Phone No:** 608-327-4004

Contact Person: Chris Etmanczyk

Email: chris.etman@lee-associates.com

Address: _____

Phone No: _____

Respectfully Submitted By: 

Chris Etmanczyk

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 10-23-18 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** \$ 875.00

Permit Request No. R2-2246-18

R# 12.1667
gt 10/29/18

Orchard Pointe

Comprehensive Development Plan

Amendment Fourteen

Prepared By:

JT Klein Company

818 S. Park St.

Madison, WI

&

JSD Professional Services

161 Horizon Drive, Suite 101

Verona, WI

Submitted: 23 October 2018

INTRODUCTION AND CHRONOLOGY

The Orchard Pointe Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg in April 2006 after extensive public review and discussion. The CDP established the framework for the commercial development of approximately 120 acres located in the southwest quadrant of the McKee Road x Verona Road intersection.

The Plan addressed various development issues and established parameters for land use, zoning, public improvement, architectural character, traffic circulation, stormwater management and open space preservation.

During the course of discussion on the CDP, the City and the property owners recognized that the scope of development in this area would need to be dynamic and responsive to market changes, consumer expectations and regulatory goals. To meet its intended purpose as the framework for managing the development within Orchard Pointe, it was generally accepted that reasonable amendments to the CDP would be necessary.

This proposal is the fourteenth amendment of the CDP and focusses on Lot 10 of the Orchard Point Plat (this is the development parcel at the corner of Fitchrona Road and Limestone Lane.)

Orchard Pointe Chronology

2002 through 2006	General Planning
April 2006	Orchard Pointe Comprehensive Development Plan approved.
July 2006	Rezoning of Orchard Pointe approved (Ord# 2006-0-17 and Ord# 2006-0-18)
September	Super Target Store site plan and land division approved
January 2007	CDP Amendment One - Relating to lands east of Fitchrona Road, the re-alignment of Hardrock Road (Orchard Point II Preliminary Plat), and the Rezoning of McKee Road frontage east from Fitchrona Road (Ord# 2007-0-05)
January 2008	CDP Amendment Two - Relating to uses and open space for Phase One of the Shoppes at Orchard Pointe
July 2008	CDP Amendment Three- Relating to uses and open space for Phase Two of the Shoppes at Orchard Pointe
September 2008	CDP Amendment Four- Relating to the gross floor area permitted on Lot 1 of CSM 11969 (UW Credit Union)
December 2008	CDP Amendment Five- Relating to the uses and development of The Shoppes at Orchard Pointe (Lot 3) and amendment of the land uses allowed on Lot 8

October 2009	CDP Amendment Six- Relating to the uses and development of Lots 3, 4, 6, and 8
March 2011	CDP Amendment Seven- Relating to zoning and conditional uses on Lot 6 and revising the site plan pertaining to Lots 3, 4, and 6
July 2011-March 2012	CDP Amendment Eight- Relating to changing the land use on Lot 1 from restaurant to a bank with drive-thru lanes and specialty retail center uses. This proposed amendment was denied by the City Plan Commission in order to maintain the opportunity for a restaurant use to be developed.
Fall 2011	CDP Amendment Nine - Relating to developing the Hy-Vee Grocery Store on Lot 5
Fall 2012-April 2013	CDP Amendment Ten - Relating to revising the permitted use on Lot 1 to allow Specialty Retail Center in place of the single restaurant use restriction.
July 2013	CDP Amendment Eleven. Relating to increasing permitted residential densities to enable the development of an apartment complex on Lot 14
January 2016	CDP Amendment Twelve - Relating to revising the uses permitted on Lot 9 to allow the development of the Staybridge Suites Hotel
June 2017	CDP Amendment Thirteen – Relating to the addition of a 1,500 square foot fast food restaurant with a drive thru, as well as an increase in Medium Format Retail building space of 2,250 sq ft on Lot 8 Orchard Pointe

DESCRIPTION

The Limestone Ridge development on Lot 10 will be a quality multi-family residential community serving the increased demand for affordable housing in the Fitchburg area over the next five years and beyond. Limestone Ridge is a two phase development providing 136 units of workforce housing. It will be located at the corner of Fitchrona Road and Limestone Lane in the Orchard Pointe development. The current Orchard Pointe comprehensive development plan calls for Office-Retail Mixed Use on Lot 10. Amendment Fourteen proposes to amend the Orchard Pointe CDP to allow a land use & zoning change of Lot 10 to High Density Residential (HDR) & Plan Development District (PDD). Additionally, the Limestone Ridge development is requesting

- The Limestone Ridge will require PDD zoning, a change from current zoning of Business General (B-G)
- Our development will provide 130 covered and 46 surface parking stalls for a ratio of 1.29 spots per dwelling unit, a lower ratio than the 2.0 ratio normally required by the City of Fitchburg
- Limestone Ridge will require HDR land use, a change from current land use of Mixed-Use (M-U)

Zoning/ Land Use

The Limestone Ridge development will require PDD zoning & HDR to allow for multi-family site density of 35.97 units/acre (136 total units) and a building height of 4 stories.

Stormwater Management

Storm water management for this site will be satisfied with the construction of a below grade management system located beneath the parking areas. All storm water management for this site will remain within the site boundaries. All City of Fitchburg ordinance requirements will be met.

Traffic Impact

The projected trip generation for the previously approved and proposed land uses within boundary of the 400 subarea of Orchard Pointe that was analyzed by Strand Associates in 2006 have been updated using the ITE Trip Generation Manual, 10th Edition. This area includes as part of Orchard Pointe Lot 12. The independent variable for calculating trip generation was the number of units for the proposed multi-family development. Based on the analysis methodology applied for the traffic analysis in CDP Amendment 9 and previous studies, a 5% reduction in the projected total and projected PM Peak Trips was applied to reflect use of alternate travel modes (bicycling, mass transit, ride-share) and linked trips (to multiple destinations within the sub-area – i.e. going to Hy-Vee, Target and/or to the other commercial uses in the same "trip" from home or work). This trip generation analysis indicates that the change from mixed use commercial/residential to 136 multi-family units with a variety of bedroom configurations will decrease trip generation. The analysis indicates this change is projected to generate significantly less (72 trips) than the "Cap" of 227 PM Peak Trips established for this sub area of the Orchard Pointe development. The projected traffic is not expected to produce any noticeable impact to traffic operations on the adjoining street network.

Parking

The City's typical parking requirement is 2.0 parking stalls per residential dwelling unit. Based on our experience with workforce housing tax credit developments, and considering the unit mix, and access to public transportation and retail stores, we find that this requirement would be excessive. Please refer to the chart below which is based off our Meadow Ridge Middleton 95 unit workforce housing development. We believe that providing this level of parking will be appropriate for this project and allows the site to minimize the visual impact of surface parking.

LIHTC Workforce Housing PARKING Limestone

	Stalls Per Unit	Units	Total Needed	Stalls Needed
1 Bedroom				
30%	0.4	19	7.6	
50%	0.82	26	21.32	
60%	1	4	4	
Market	1.09	11	11.99	
2 Bedroom				
50%	1.58	17	26.86	
60%	1.8	19	34.2	
Market	2	11	22	
3 Bedroom				
50%	1.53	15	22.95	
60%	1.6	7	11.2	
Market	2	7	14	
			176.12	

PROJECT LOCATION & GENERAL DESCRIPTION

Limestone Ridge Apartments will be a quality residential community serving the increased demand for affordable housing in the Fitchburg area over the next five years and beyond. It will be located on a 3.78 acre parcel at the corner of Fitchrona Road and Limestone Lane in the Orchard Pointe development.

Surrounding Context

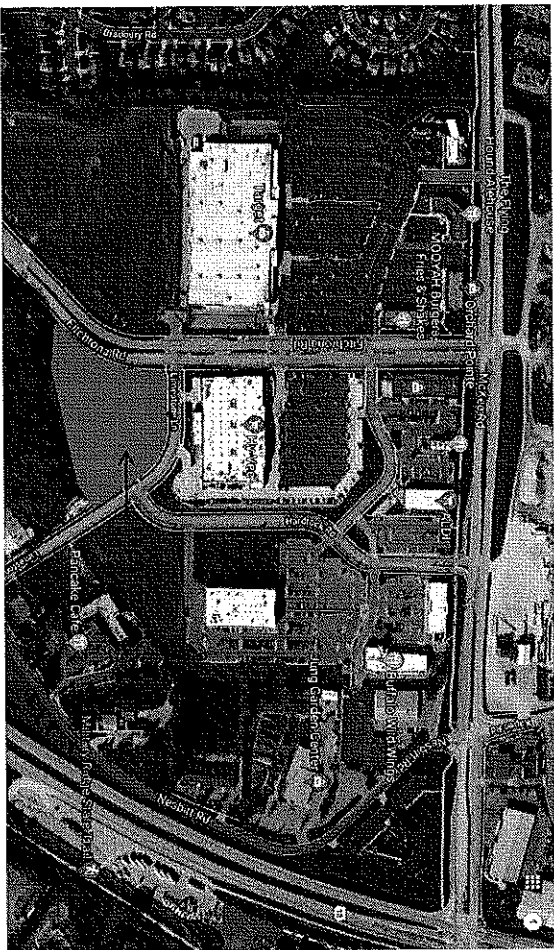
The project site is surrounded by existing big box retailers, commercial businesses, and restaurants.

Existing Topography

The majority of the project site has a small change in elevation, then drops 14 feet to the Limestone Lane on the east. The south property lines is contains a rock hill with dense trees that climbs upto 20 feet in height. There are no wetlands within the boundary of the parcel.

Existing Vegetation

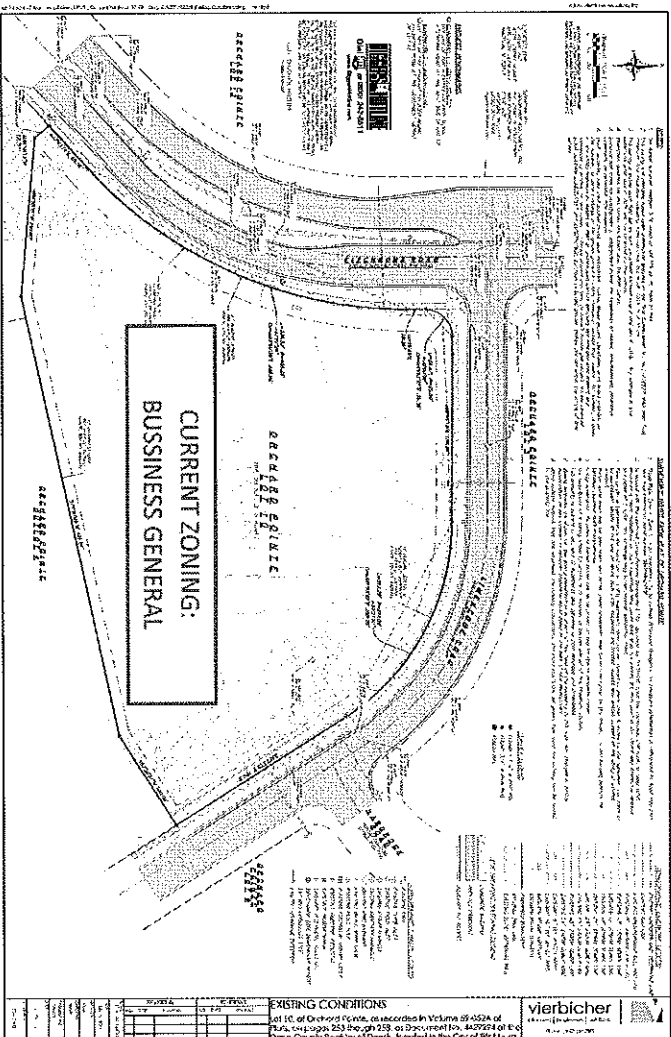
The project site currently has mature trees along the southern edge of the parcel and is otherwise a vacant lot with an open grass area.

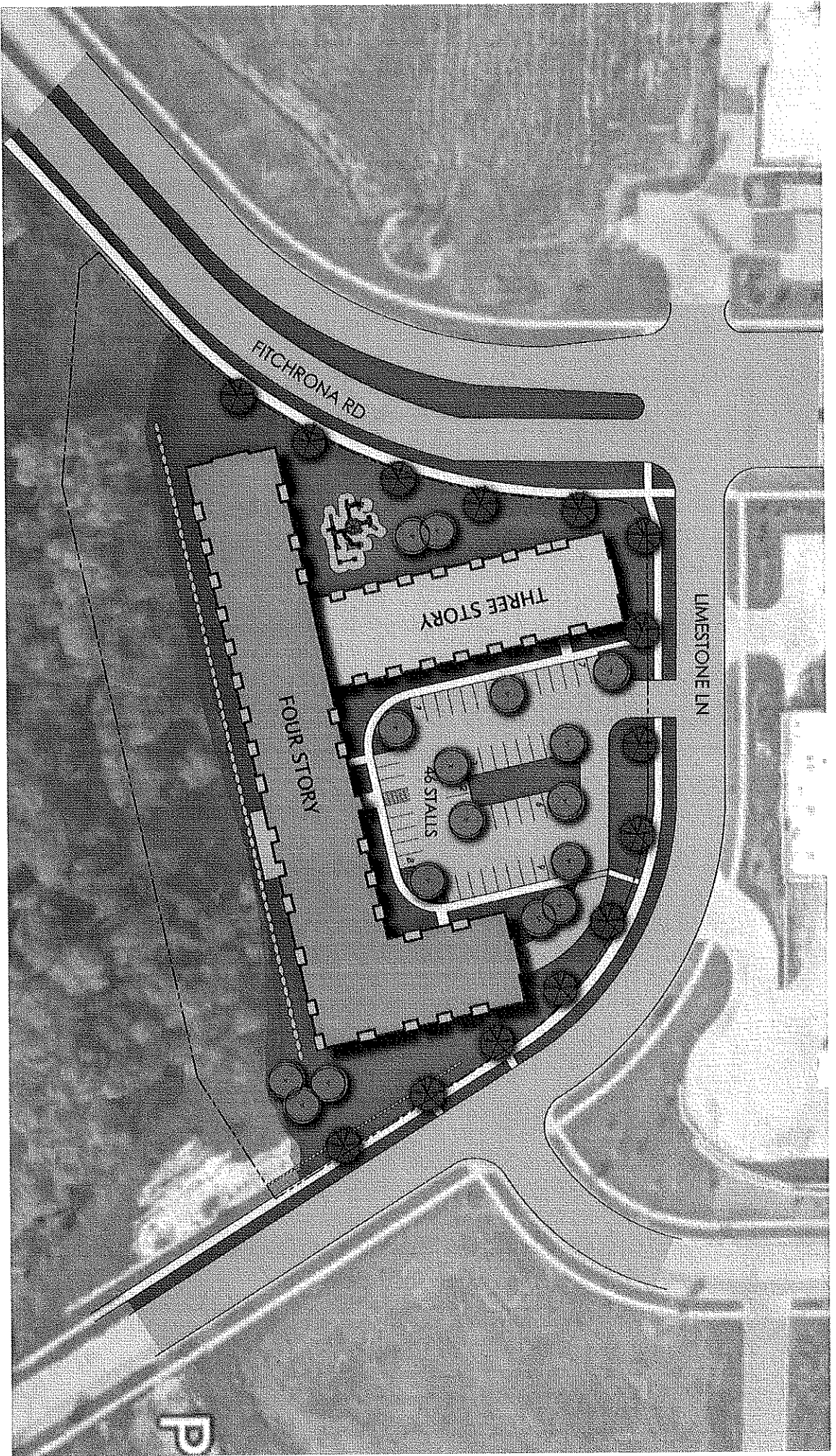


LEGAL DESCRIPTION

Lot 10, Orchard Pointe, as recorded in Volume 59-052A of Plats, on Pages 253-258, as Document Number 4429294, Dane County Registry, located in the SW ¼ - NW ¼ of Section 07, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Containing 164,795 square feet or 3.78 acres more or less..





JLA
ARCHITECTS
LIMESTONE RIDGE APARTMENTS
CONCEPTUAL MASTERPLAN

AUGUST 21, 2018
1"=60' @ 11x17



Orchard Points Development Parameters

Current Approved CDP (including Amendments 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, and 13)

[illegible]



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the B-G district to the PDD-GIP district the following described property:

1. **Location of Property/Street Address:** Fitchrona Road & Limestone Lane

Legal Description - (Metes & Bounds, or Lot No. And Plat):

Lot 10, Orchard Pointe, as recorded in Volume 59-052A of Plats, on Pages 253-258, as Document Number 4429294, Dane County Registry, located in the SW 1/4 - NW 1/4 of Section 07, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. **Proposed Use of Property - Explanation of Request:**

Multifamily Workforce Housing

3. **Proposed Development Schedule:** Start July 2019, Finish July 2020

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): Multifamily

Total Dwelling Units Proposed: 136 **No. Of Parking Stalls:** 176

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: _____ **No. Of Employees:** _____

Floor Area: 159,484 s.f. **No. Of Parking Stalls:** _____

Sewer: Municipal ☒ Private ☐ **Water:** Municipal ☒ Private ☐

Current Owner of Property: Lee & Associates

Address: 6430 Bridge Road Suite 230 **Phone No:** 608-327-4004

Contact Person: Chris Etmanczyk

Email: chris.etman@lee-associates.com

Address: _____

Phone No: _____

Respectfully Submitted By: 
Owner's or Authorized Agent's Signature

Chris Etmanczyk

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 10-23-18 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** \$ 875.00

Permit Request No. R2-2246-18

R#12.1667
gt 10/29/18

GENERAL IMPLEMENTATION PLAN

LIMESTONE RIDGE APARTMENTS

FITCHBURG, WISCONSIN



CONTENTS:

- PAGE 3 PROJECT LOCATION & GENERAL DESCRIPTION
- PAGE 4 LEGAL DESCRIPTION
- PAGE 5 RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT
- PAGE 6 ECONOMIC & SOCIAL IMPACTS
- PAGE 7 CONSISTENCY WITH COMPREHENSIVE PLAN
- PAGE 10 LAND USE
- PAGE 11 SITE DESIGN & ZONING STANDARDS
- PAGE 13 ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING
- PAGE 14 ORGANIZATIONAL STRUCTURE
- APPENDIX ‘A’ GIP CONCEPTUAL MASTERPLAN
- APPENDIX ‘B’ GIP PRELIMINARY GRADING & UTILITY PLAN
- APPENDIX ‘C’ GIP PRELIMINARY LANDSCAPE PLAN
- APPENDIX ‘D’ GIP PRELIMINARY LIGHTING PLAN
- APPENDIX ‘E’ GIP CONCEPTUAL FLOOR PLANS
- APPENDIX ‘F’ GIP CONCEPTUAL ELEVATION

PROJECT TEAM:



JT Klein, INC.
818 S. Park Street
Madison, Wisconsin 53715
Contact: Jacob Klein
612.202.1577



JLA ARCHITECTS + PLANNERS
2418 Crossroads Drive, Suite 2300
Madison, Wisconsin 53718
Contact: Marc Ott
608.241.9500



VIERBICHER, INC.
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
Contact: Randy Kolinske
608.821.3950

PROJECT LOCATION & GENERAL DESCRIPTION

Limestone Ridge Apartments will be a quality residential community serving the increased demand for affordable housing in the Fitchburg area over the next five years and beyond. It will be located on a 3.78 acre parcel at the corner of Fitchrona Road and Limestone Lane in the Orchard Pointe development.

Surrounding Context

The project site is surrounded by existing big box retailers, commercial businesses, and restaurants.

Existing Topography

The majority of the project site has a small change in elevation, then drops 14 feet to the Limestone Lane on the east. The south property lines is contains a rock hill with dense trees that climbs upto 20 feet in height. There are no wetlands within the boundary of the parcel.

Existing Vegetation

The project site currently has mature trees along the southern edge of the parcel and is otherwise a vacant lot with an open grass area.



RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

We believe there is a need to take advantage of the option for Planned Development District Zoning for the Limestone Ridge Apartments in order to accomplish the goals of providing a quality infill development.

To accomplish these goals, we reference the City's Ordinance with the following reasons:

- Section 22-144 – Permitted Uses (3): Only permits up to 8 units per building. While we realize dwelling structures having greater than eight dwelling units are allowed as a Conditional Use (per 22-145 (6)), we desire the long-term stability afforded under a permanent zoning classification.
- Section 22-146 – Dimensional Standards (2) b: Requires a minimum of 2,200 square feet of lot area per each 1 bedroom unit, 2,400 square feet per each 2 bedroom unit, and 2,700 square feet per each 3 bedroom unit, with the provision that each structured parking space reduces the minimum lot area by 500 square feet. With our proposed unit mix and total unit count of 136 units, this standard would require a parcel of 411,100 square feet or 9.43 acres, over double our parcel size of 3.78 acres.
- Section 22-146 – Dimensional Standards (2) c: Restricts lot size to a maximum of 90,000 square feet. We are utilizing one developable lot for this project with an area of 164,795 square feet, or 3.78 acres.
- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback (Limestone Lane) at 30 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum setback of 15.0 feet.

- Section 22-146 – Dimensional Standards (6): Sets the minimum street side setback (Fitchrona Road & Limestone Lane) at 25 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum setback of 15 feet.
- Section 22-146 – Dimensional Standards (8): Restricts the maximum building height to 45 feet or 3 stories, whichever is less. We are planning 4-stories of residential on top of an underground parking structure that is partially exposed due to grading on site. While we realize dwelling structures having greater than 3 stories is allowed as a Conditional Use (per 22-146 (8)), we desire the long-term stability afforded under a permanent zoning classification.
- Please refer to masterplan image on Page 6 for setbacks and dimensions.

ECONOMIC & SOCIAL IMPACTS

We believe that this project will have positive economic & social impacts on the area.

Property Values and Tax Revenue

This project represents a total investment of over \$26,800,000.00. It is estimated that this project would have an estimated value of approximately \$7,800,000.00

In addition to the value of this specific project, the surrounding properties could realize an increase in values because of this project - thus creating additional tax revenues.

Impact Fees

This project should generate the following estimated Impact Fees to the City (2018 fees listed):

Park Improvement Fee:	136 units x \$160 =	\$21,760.00
Fire Protection Fee:	(60) 1BR x \$311 =	\$18,660.00
	(47) 2BR x \$466 =	\$21,902.00
	(29) 3BR x \$466=	\$13,514.00
Water Impact Fee:	136 units x \$800 =	\$108,800.00
Total Projected Impact Fees:		\$184,636.00

Any fee in lieu of Street Frontage for Parks per Ordinance 24-15(e) and 22-647(3), or Parkland Dedication per Ordinances 24-2(d)(2)(a) and 24-2(d)(2)(e) shall be established by the time of the Final Plat.

- We acknowledge current City Ordinances include parkland dedication fees, however since the 136 unit apartment building will be affordable housing we intend to apply for a waiver of those fees. We have made similar requests for affordable housing and were awarded lower park and/or impact fees or a total fee waiver for recent projects in Madison, Middleton and Mount Horeb. We additionally understand that the Fitchburg Housing Task Force is

currently discussing the potential of recommending the waiver of Parkland Dedication and Parkland Improvement fees to encourage the development of affordable housing.

Social Impacts

Although social impacts cannot be predicted or quantified, we believe that this project will also have a positive social impact on the area.

- The addition of this quality residential community should improve the perceived image of the immediate area.
- The addition of this quality residential community will help to create workforce housing in an area of high retail employment.
- The addition of this quality residential community could serve as an example for future development - creating higher standards in design & living amenities.

Affordability

This project will feature Federal and State low income housing tax credit units with an average unit income restriction of aprox 55% County Median Income. The unit mix offers residents the choice between 1, 2, or 3 bedroom units featuring modern amenities such as an open floor plan, in unit washer and dryer, walk-in closets, outdoor patio/balcony areas, fitness room, underground parking, and outdoor play structure.

CONSISTENCY WITH COMPREHENSIVE PLAN

This project complies with the City of Fitchburg's Comprehensive Plan. Specifically, the following is an analysis of how this project meets or advances the goals, objectives, and policies outlined in the Comprehensive Plan.

Land Use Goal 1:

This project preserves and enhances the natural and agricultural resources of the City as follows:

Objective 1: This project is consistent with the long term urban growth map and related phasing plan.

Policies: (2) This project will be served by gravity flow sanitary sewer
(3) This project is being developed on an urban infill site within the urban growth boundary and is not replacing high quality agricultural lands.

Objective 2: This project is protecting environmental resources by using high density, sustainable development, and revitalization of underutilized land.

Policies: (2) This project is not within or near identified wetlands.
(7) This project is not within or near identified floodplains

Land Use Goal 2:

This project is a compact urban community that is visually and functionally distinct from the rural and agricultural community.

Objective 1: This is a project that is a significant reinvestment in the community as a redevelopment of urban infill land.

Policies: (1) This is a redevelopment of land in accord with the Future Land Use map.

Objective 2: This is a project that will restore underutilized land within current commercial neighborhoods.

Policies: (2) A plan for redevelopment has been established to help guide the use of City resources.

Objective 3: This is a compact development that will have a logical and sustainable mix of uses and will preserve open space and natural areas within the surrounding area by utilizing higher density design.

Policies: (1) This project provides in-demand affordable work force residential rental units utilizing low income housing tax credits.
(2) This project fits in well with the existing and planned infrastructure and land uses.

Objective 5: Utilities and infrastructure are being extended to this project in an efficient manner.

Policies: (1) This project is within the urban growth boundary.
(3) This high-density project is located at the intersection of Fitchrona Road and Limestone Lane and is therefore consistent with proposed functional roadway classifications.

Objective 6: This project's location encourages options to alternative transit modes.

Policies: (1) This project falls along an existing bus route.

Objective 7: This project is within the urban service area.

Policies: (3) This project is within the urban service area.

Objective 8: This project is consistent with the Future Land Use map.

Policies: (1) PDD zoning is consistent with the High Density Residential land use designation and the Future Land Use map.

Natural Resources Goal 1:

This project will protect the natural environment.

Objective 3: This project will protect natural resources

- Policies:
- (1) This project will meet all current City storm water control requirements.
 - (2) This project will meet all current City erosion control requirements.
 - (3) This project will meet all current Floodplain and Wetland ordinances. There are no floodplains or wetlands within the project boundary.
 - (5) This project is not developed on private septic.

Housing Goal 1:

This project will provide a much in-demand housing choice: Work force housing tax credit rental units.

Objective 1: This project promotes the development of housing to meet the current and future needs of senior residents within the City.

- Policies:
- (1) This project is an efficient use of land in the urban service area and provides for multi-modal friendly densities.
 - (2) This project adds variety to the area.
 - (4) This project will meet the demand of income qualified residents within the community.

Objective 2: This project promotes the development of housing for low-moderate income residents.

- Policies:
- (1) This project promotes high level and quality sustainable construction by implementing higher standards in design and living amenities.
 - (2) This project will utilize federal and state low income housing tax credits.
 - (3) This project will provide affordable housing for low-income persons.

Housing Goal 2:

This project makes efficient use of land for housing.

Objective 1: This project is a compact neighborhood.

- Policies:
- (1) This project creates compactness and efficiency which helps preserve rural land resources.
 - (2) This project will provide a variety of housing types by offering one-bedroom, two-bedroom, and three-bedroom units as well as various open space uses.
 - (3) The boundary of this project site does not fall within an environmental corridor.
 - (4) This infill project makes wise use of underutilized land in the current urban service area, where service provisions already occur.
 - (5) We are proposing high residential density, which promotes wise use of the land resource and reduces land located elsewhere required to meet housing demand. This helps to preserve agricultural and other open space land outside the urban service area.
 - (6) By utilizing the PDD design review process, the City will be allowed to ensure sound sustainable housing design.

Objective 2: This residential development is occurring in an area with existing infrastructure and sewer.

- Policies:
- (1) This residential housing project is located in an area served by full urban services, including sanitary sewers and public water with convenient access to community facilities, retail centers, and to arterial highways.
 - (2) This project is not an un-sewered development.

Utilities Goal 1:

This project will provide and maintain high quality public utility services.

Objective 1: This project will provide and maintain an adequate supply of safe water for drinking and fire protection needs.

Policies: (1) This project will meet all requirements of the Safe Drinking Water Act.

Utilities Goal 2:

This project will maintain and extend existing public utility systems within the urban development boundary.

Objective 1: This project will maintain and improve the condition of existing sanitary sewer and water infrastructure.

Policies: (4) This project will be served with gravity flow sanitary sewer.

Objective 2: This project is being developed within the existing urban service area and adjacent to existing public infrastructure.

Policies: (3) Utilities will not be placed in wetlands or other environmentally sensitive areas.

Utilities Goal 4:

This project will improve the Fitchburg park and open space system.

- We acknowledge current City Ordinances include parkland dedication fees, however since the 136 unit apartment building will be affordable housing we intend to apply for a waiver of those fees. We have made similar requests for affordable housing and were awarded lower park and/or impact fees or a total fee waiver for recent projects in Madison, Middleton and Mount Horeb. We additionally understand that the Fitchburg Housing Task Force is currently discussing the potential of recommending the waiver of Parkland Dedication and Parkland Improvement fees to encourage the development of affordable housing.

Transportation Goal 1:

This project is part of a coordinated land use and transportation system.

Objective 1: This project is a compact, urban development.

Policies: (1) This project features buildings closer to the sidewalks, street trees, street lighting, lower parking ratios, structured parking, and parking behind buildings.

Transportation Goal 2:

In conjunction with this project, a safe and efficient transportation system will be provided for the neighborhood.

Objective 2: This project will maintain a transportation system that allows for proper traffic management.

Policies: (2) The pattern of streets and sidewalks in the project area will maximize the connectivity of land uses within the neighborhood and to areas outside the neighborhood.
(4) The streets in this project area are interconnected to preserve mobility and avoid travel delays.
(6) This project is not located with direct access to major streets and roadways.
(7) This project is not located with direct access to major streets and roadways.

LAND USE

When complete, this project will contain multi-family residential use. This 3.78 acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. It will have 136 workforce housing tax credit units along with their associated common amenity spaces. At the time of this General Implementation Plan, the mix of residential units is as follows:

- 1 Bedroom Units: 44%
- 2 Bedroom Units: 35%
- 3 Bedroom Units: 21%

Within each unit type there will be a variety of unit sizes. This mix of unit types & sizes will serve a variety of potential residents.

In addition to the residential units themselves, the project will contain various common space amenities integrated within the buildings or around the site. At the time of this General Implementation Plan, the anticipated common amenities are:

- On-site Management/ Leasing Office
- Commons Area w/ patio
- Fitness Center
- Outdoor Play Structure
- Walking Access to Target and HyVee.

Note:

The unit mix and common space amenities will be developed as the project's design is further developed. Final unit mix and specific common space amenities will be provided in the subsequent Specific Implementation Plans for this project.



PDD-GIP

SITE DESIGN & ZONING STANDARDS

The Masterplan of Limestone Ridge Apartments has been thoughtfully designed to address numerous site challenges including the existing topography.

Masterplan Design Highlights:

- The bulk of building is located at the “rear” of the site to take advantage of the topography and soften the street edge.
- Surface parking is kept to the interior of the site to reduce its visual impact from the public streets.
- Pedestrian pathways not only connect the site internally, but also connect the project site with adjacent parcels.

Off Street Parking:

The City's typical parking requirement is 2.0 parking stalls per residential dwelling unit. Based on our experience with workforce housing tax credit developments, and considering the unit mix, and access to public transportation and retail stores, we find that this requirement would be excessive. Therefore, we are proposing a minimum of 1.29 parking stalls per dwelling unit. We believe that providing this level of parking will be appropriate for this project, will allow the site to have less impervious paving, and will minimize the visual impact of surface parking on the site and the surrounding areas.

Off-Street Bicycle Parking:

In addition to off-street vehicular parking, we are proposing a minimum of 0.25 bicycle parking stalls per dwelling unit. Exterior stalls are located with proximity to the entrances of the building. For long-term storage, bike racks are proposed within the Lower Level parking area.

Storm Water Management Overview:

Storm water management for this site will be satisfied with the construction of a below grade management system located beneath the parking areas. All storm water management for this site will remain within the site boundaries. All City of Fitchburg ordinance requirements will be met.

Maintenance of all storm sewer structures and pipes within the development parcel will be the responsibility of the property Owner.

Landscape Design:

The new landscape design for this project will meet all City of Fitchburg landscape design requirements. Please see Appendix 'C' of this document for the Preliminary Landscape Plan. This plan will be further developed, and additional detail and information will be provided with the subsequent Specific Implementation Plan submittals.

Refuse & Recycling Storage & Removal:

This building will have a refuse & recycling room on the Lower Level centrally located near the elevator and stairs. A private waste management company will be contracted to provide recycling & refuse services as appropriate for the development.

General Implementation Plan Data

At the time of this General Implementation Plan, the Masterplan Data is as follows. This data is subject to change as the design of the project proceeds. However, final Masterplan Data that meets the “Planned Development

Zoning Standards" below will be provided in the subsequent Specific Implementation Plans for this project.

LIMESTONE RIDGE APARTMENTS - CONCEPTUAL MASTERPLAN DATA AUGUST 21, 2018									
BUILDING						PARKING			
NAME	USE	FOOTPRINT		FLOOR AREA		UNITS	COVERED	SURFACE	TOTAL
	Multi-Family	47,109	S.F.	159,484	S.F.	136	130	46	185
TOTALS		47,109	S.F.	159,484	S.F.	136	130	46	185

FITCHBURG SENIOR APARTMENTS ZONING REQUIREMENT VALUES – AS OF JUNE 19, 2018 (SUBJECT TO CHANGE)									
ZONING REQUIREMENT		CURRENT DESIGN VALUE			CALCULATIONS				
SITE DENSITY		35.97	Units/Acre		136	Units	/	3.78	AC. = 35.97
BUILDING COVERAGE		28.6%	of Parcel		40,109	S.F.	/	164,795	S.F. = 31.7%
LANDSCAPE AREA		42.5%	of Parcel		94,187	S.F.	/	164,795	S.F. = 57.2%
IMPERVIOUS SURFACE		42.8%	of Parcel		70,608	S.F.	/	164,795	S.F. = 42.8%
FLOOR AREA RATIO		0.967%	of Parcel		159,484	S.F.	/	164,795	S.F. = 0.967%

LIMESTONE RIDGE APARTMENTS BICYCLE PARKING – AS OF AUGUST 21, 2018						
BUILDING		BICYCLE PARKING				
NAME	UNITS	COVERED	SURFACE	TOTAL	RATIO	
BUILDING ‘A1’	160	21	20	41	0.26	PER UNIT
TOTALS	160	21	20	41	0.26	PER UNIT

Planned Development Zoning Standards

Under the proposed Planned Development Zoning, the project shall meet the following Zoning Standards:

- Residential Density: 36 units per acre (maximum)
- Building Height: Maximum of 4 Stories and Maximum 65 feet (to mid-point of roof)
- Front Street Setback: 15.0' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Street Setback: 15.0' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 15.0' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Rear Yard Setback: 30' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Building Coverage: 47,109 S.F. (28.6%) of Parcel Area (maximum)
- Floor Area Ratio: 0.967
- Impervious Surface Ratio: 70,608 S.F. (42.8%) of Parcel Area (maximum)
- Off-Street Parking: 1.29 Auto Spaces per Dwelling Unit (minimum)
- Off-Street Bicycle Parking: 0.25 Bike Spaces per Dwelling Unit (minimum)

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

The Environmental Benefits of using Planned Development District Zoning for this project come from the greater flexibility in both density & zoning standards that is allowed under PDD Zoning than would be allowed under the City's High Density Residential Zoning.

Reduction of Sprawl

Because of PDD Zoning, more units can be developed on this site. Therefore, this development can help meet the increasing need for residential units on less land area than would otherwise be required under the City's High Density Residential Zoning.

Less Impervious Surface Area

Because of PDD Zoning, there is greater flexibility in the amount of vehicular parking that must be provided on site. In our Development Team's experience, the parking requirements of the City's High Density Residential Zoning District are excessive for this project - and would result in more impervious surface area across the site than what our plan proposes. Utilizing PDD Zoning for this project will decrease run-off and allow additional landscaped areas.

Enhanced Public Realm

With PDD Zoning, the site can be designed to enhance the character and visual aesthetics of the public realm. Under PDD Zoning, the building setbacks can be reduced to allow the buildings to be located & orientated to address the street edge and to help define the public realm.

ORGANIZATIONAL STRUCTURE

In November 2014 Jacob T. Klein formed JT Klein Company, Inc. with the ambition to develop affordable and senior housing for Wisconsin's low income families and seniors. Prior to forming JT Klein Company, Inc. Jacob was Vice President and lead developer for a regional multifamily developer based in Minneapolis, MN where he was an owner and minority partner in the firm.

The company has developed and completed Meadow Ridge Middleton, a 95 unit family affordable project in Middleton, WI. Currently three additional projects are under construction: 8Twenty Park (affordable family, 95 units), located in Madison and currently leasing for July 2018, Oak Ridge Middleton (affordable senior, 83 units) scheduled for completion in December 2018, and Stagecoach Trail Apartments (Middleton TIF-supported workforce and market rate apartments, 46 units) which began construction in May 2018.

Over the past 14 years Jacob has been involved with the development and construction of affordable and market rate apartments, independent senior apartments, assisted living and memory care. Jacob's role includes site identification, market analysis, securing entitlements, sourcing debt and equity financing and construction project management. Between his experience with his former firm and with JT Klein Company, Jacob has developed over 1,350 units with project costs totaling over \$200,000,000. He has also served as construction project manager for over 600 of those units with construction contracts of exceeding \$60,000,000.

This project will be professionally managed by an entity controlled by Oakbrook Corporation, Inc.

Oakbrook's multifamily property management group has extensive experience managing apartment communities of all types and sizes including urban mixed use properties. These properties consist of senior or family communities which operate as market rate properties or were financed with Section 42 Low Income Housing Tax Credits or under various other state and federal programs. Oakbrook Corporation currently employs over 280 individuals and manages over 8,300 apartments in 118 different

properties in Wisconsin, Iowa and Illinois, and 46 commercial properties in the Madison area totaling over 1,900,000 square feet.

Supervision

We have the most experienced, well-trained supervisory employees.

- We have corporate reviews for each property on a bi-monthly basis – and are updated daily on emergency maintenance issues.
- Each on-site Property Manager conducts a daily staff meeting and is the key contact person for each property.
- We maintain continual maintenance personnel contact so we are on top of all existing or potential maintenance issues.
- We implement thorough bi-monthly property inspections for each property.

Applicant Screening

To help ensure that we are attracting quality residents, we obtain the following information from prospective residents:

- Criminal background checks
- Credit checks
- Recommendations/Referrals of previous landlords
- Income qualifications & verifications

PROJECT IMPLEMENTATION

The construction of the Limestone Ridge Apartments is anticipated to maintain the following schedule in one single phase with completion in the Summer of 2020:

Schedule

Anticipated Construction Start – July 2019

Anticipated Leasing – July 2020

APPENDIX 'A'
GENERAL IMPLEMENTATION PLAN
GENERAL DEVELOPMENT PLAN

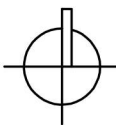


JLA
ARCHITECTS

LIMESTONE RIDGE APARTMENTS

CONCEPTUAL MASTERPLAN

AUGUST 21, 2018
1"=60' @ 11x17



APPENDIX 'B'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY GRADING & UTILITY PLANS



GRAPHIC SCALE FEET

0 15 30 60

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHERLY RIGHT-OF-WAY LINE OF LIMESTONE LANE MEASURED AS BEARING S89°44'15"E

NOTES:

1. The parcel surveyed contains 3.78 Acres or 164,795 sq. ft. more or less.
2. This survey was prepared based upon information provided in the Title Commitment No. NCS-896987-MAD from First American Title Insurance Company, Effective date, March 26, 2018 at 7:30 am.
3. This survey is based upon field survey work performed between July 2 and July 6, 2018. Any changes in site conditions after July 6, 2018 are not reflected by this survey.
4. Elevations depicted on this survey are based upon NAVD88 Datum.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
6. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20182507917 and 20182507956. Location of buried private utilities are not within the scope of this survey.

SURVEYED FOR:
JT KLIEN, INC
ATTN: DANNY AFABLE
906 BEAR CLAW WAY
MADISON, WI 53717

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: DAVID N. GULLICKSON
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3966
dgul@vierbicher.com

PROJECT BENCHMARKS:

- Ⓐ BENCHMARK 1 - ELEV=1054.75':
TOP NUT OF FIRE HYDRANT LOCATED ALONG
FITCHRONA ROAD AT THE WEST SIDE OF LOT 10.
- BENCHMARK 2 - ELEV=1052.48':
Ⓐ TOP NUT OF FIRE HYDRANT LOCATED ALONG
FITCHRONA ROAD AT THE SOUTHWEST CORNER
OF LOT 10.



Dial **811** or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

SURVEYOR'S NOTES FROM PLAT OF ORCHARD POINTE:

1. Flood Plain Zone = Zone X: Area determined to be outside 500-year floodplain. All floodplain information is referenced to flood insurance rate map community panel number 550610-0413F.
2. In accord with the approved Comprehensive Development Plan approved by R-31-06, total trip generation (PM peak, or daily total, whichever is more restrictive) for each respective land owner area shall not exceed the level used in the Strand and Associates analysis and letter of 3/6/06. Trip exchange may occur between ownership areas.
3. Final grades established by the subdivider on utility easements shall not be altered by more than 6 inches by the subdivider, his agent or by subsequent owners of the lots on which such utility easement are located, except with written consent of the utility or utilities involved.
4. Public water main and sanitary sewer and storm sewer easements shall be recorded prior to the issuance of any building permits for buildings requiring such improvements.
5. Utility easements: No poles or buried cables are to be placed on any lot line or property corner.
6. The disturbance of a survey stake by anyone is in violation of Section 236.32 of the Wisconsin Statutes.
7. This property is subject to any and all easements and agreements both recorded and unrecorded.
8. Zoning setbacks are shown per the zoning classification in effect at the time of the recording of this plat. Any changes in zoning classification or any changes in setbacks standards would apply at the time of site development.
9. Where building setback lines and easement are running concurrently, the more restrictive will govern how close the building can be placed to the property line.




SURVEY LEGEND

- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- ▲ FOUND NAIL
















TOPOGRAPHIC LINEWORK LEGEND

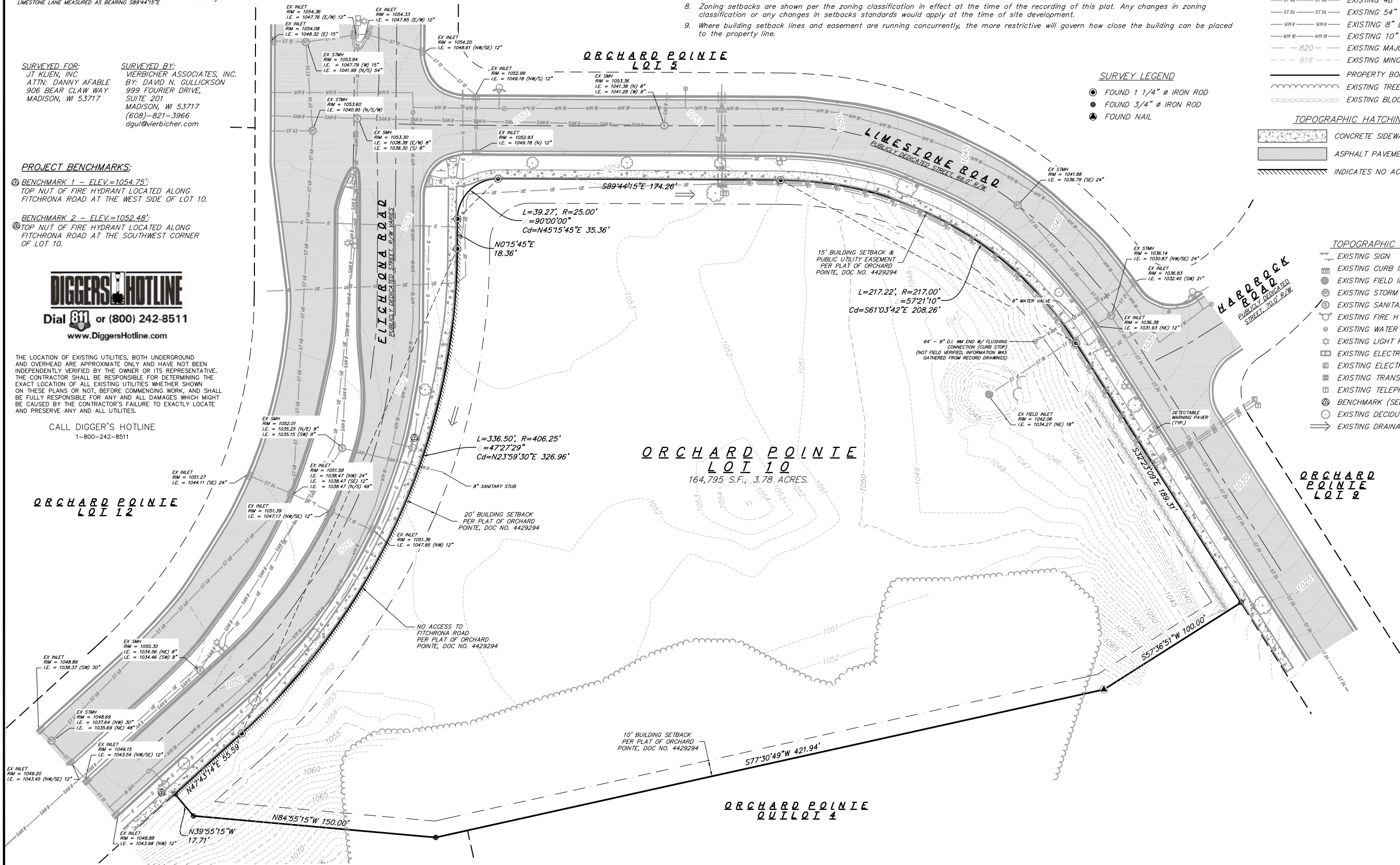
- | | | |
|-------------------------------|-------|-------------------------------------|
| — FD — | FD | EXISTING UNDERGROUND TELEPHONE LINE |
| — G — | G | EXISTING GAS LINE |
| — UE — | UE | EXISTING UNDERGROUND ELECTRIC LINE |
| — SAN 8 — | SAN 8 | EXISTING 8" SANITARY SEWER LINE |
| — ST 12 — | ST 12 | EXISTING 12" STORM SEWER LINE |
| — ST 15 — | ST 15 | EXISTING 15" STORM SEWER LINE |
| — ST 18 — | ST 18 | EXISTING 18" STORM SEWER LINE |
| — ST 21 — | ST 21 | EXISTING 21" STORM SEWER LINE |
| — ST 24 — | ST 24 | EXISTING 24" STORM SEWER LINE |
| — ST 42 — | ST 42 | EXISTING 42" STORM SEWER LINE |
| — ST 48 — | ST 48 | EXISTING 48" STORM SEWER LINE |
| — ST 54 — | ST 54 | EXISTING 54" STORM SEWER LINE |
| — WH 8 — | WH 8 | EXISTING 8" D.I. WATER MAIN |
| — WH 10 — | WH 10 | EXISTING 10" D.I. WATER MAIN |
| — — 820 — | | EXISTING MAJOR CONTOUR |
| — — 818 — | | EXISTING MINOR CONTOUR |
| <hr/> | | |
| PROPERTY BOUNDARY | | |
| ~~~~~ | | |
| EXISTING TREE LINE | | |
| ○○○○○○○○ | | |
| EXISTING BLOCK RETAINING WALL | | |

TOPOGRAPHIC HATCHING LEGEND

-  CONCRETE SIDEWALK
 ASPHALT PAVEMENT
 INDICATES NO ACCESS

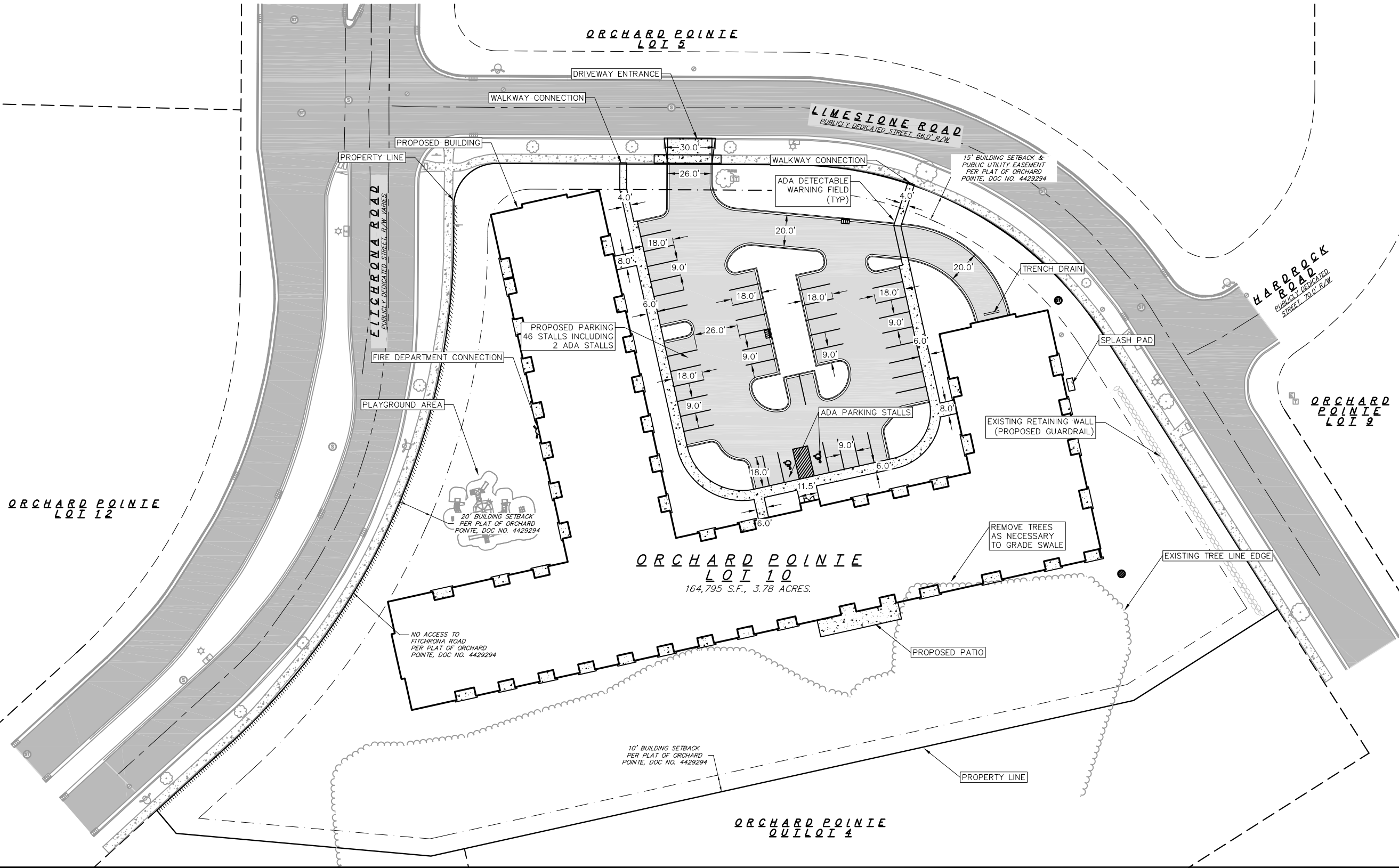
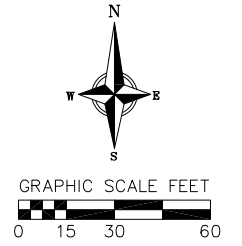
TOPOGRAPHIC SYMBOL LEGEND

-  EXISTING SIGN
-  EXISTING CURB INLET
-  EXISTING FIELD INLET
-  EXISTING STORM MANHOLE
-  EXISTING SANITARY MANHOLE
-  EXISTING FIRE HYDRANT
-  EXISTING WATER MAIN VALVE
-  EXISTING LIGHT POLE
-  EXISTING ELECTRICAL UTILITY VAULT
-  EXISTING ELECTRIC PEDESTAL
-  EXISTING TRANSFORMER
-  EXISTING TELEPHONE PEDESTAL
-  BENCHMARK (SEE BENCHMARK NOTES)
-  EXISTING DECIDUOUS TREE
-  EXISTING DRAINAGE DIRECTION



SCALE AS SHOWN		REVISIONS		REVISIONS	
DATE	08-16-2018	NO. DATE	REMARKS	NO. DATE	REMARKS
DRAFTER	DGUL				
CHECKED	MMAR				
PROJECT NO.	180231				
SHEET	1 OF 5				
DWG. NO.	C-01				

NOT FOR CONSTRUCTION



DATE 08-16-2018		NO. DATE NO. DATE		NO. DATE NO. DATE	
RAFTER JARC		NO. DATE NO. DATE		NO. DATE NO. DATE	
CHECKED JDOY		NO. DATE NO. DATE		NO. DATE NO. DATE	
PROJECT NO. 180231		NO. DATE NO. DATE		NO. DATE NO. DATE	
SHEET 2 OF 5		NO. DATE NO. DATE		NO. DATE NO. DATE	
DWG. NO. C-02		NO. DATE NO. DATE		NO. DATE NO. DATE	

20 Aug 2018 - 1:45p M:\JT Klein\180231_Orchard Pointe-Lot 10, Fitchburg\CADD\180231_Base.dwg by: jarc

©2018 Vierbicher Associates, Inc.

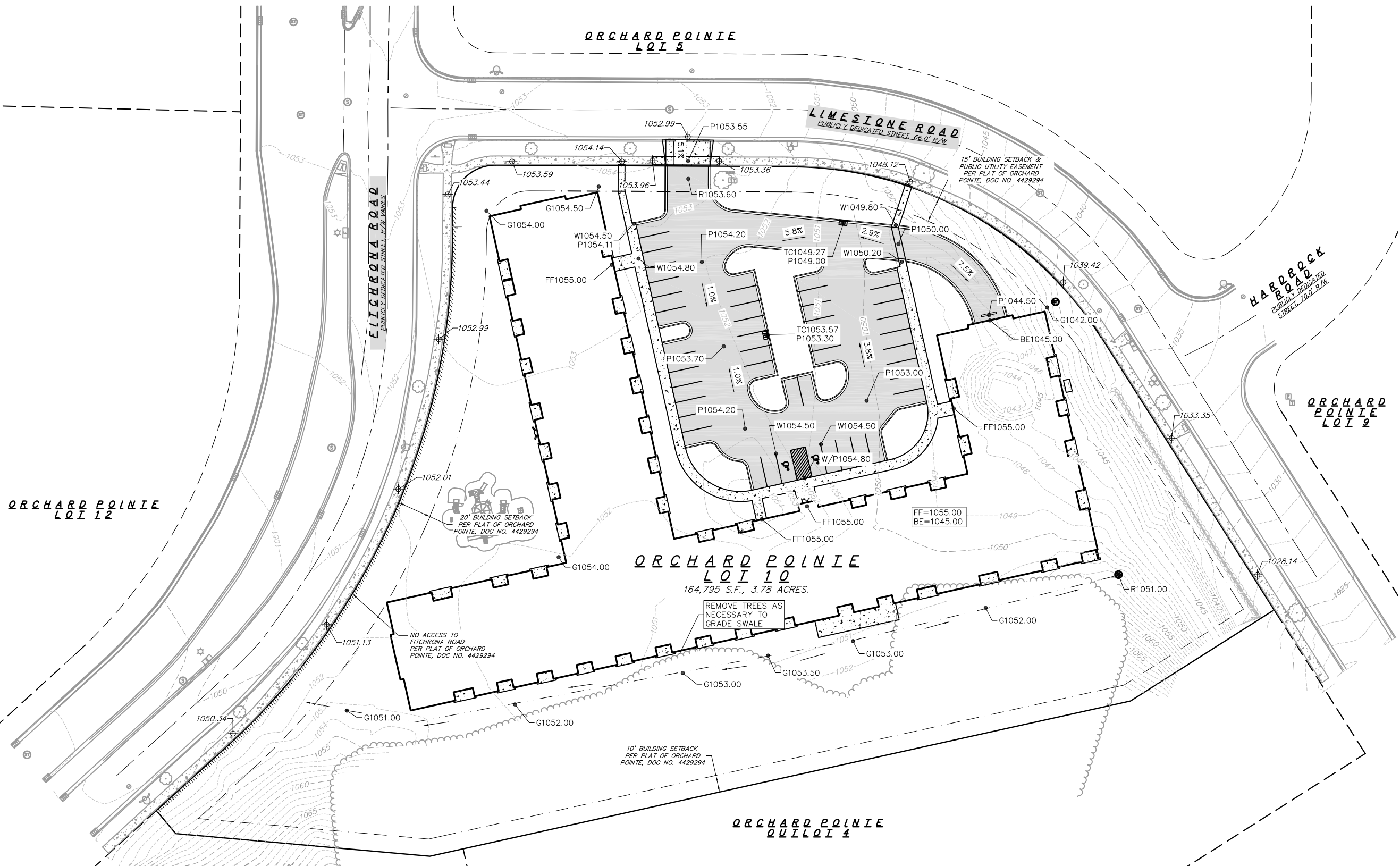
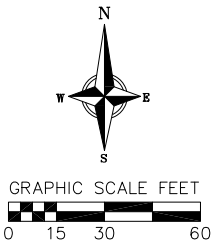
- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING CURB INLET
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WELL
 - EXISTING GAS VALVE
 - EXISTING GAS METER
 - EXISTING AIR CONDITIONING PEDESTAL
 - EXISTING TRANSFORMER
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE

- EXISTING TELEPHONE PEDESTAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

- GRADING LEGEND**
- EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - DITCH CENTERLINE
 - PROPOSED SLOPE ARROWS
 - EXISTING SPOT ELEVATIONS
 - PROPOSED SPOT ELEVATIONS
 - PROPOSED HANDICAP PARKING

- ABBREVIATIONS**
- TC - TOP OF CURB
 - FF - FINISHED FLOOR
 - BE - BASEMENT ELEVATION
 - P - PAVEMENT
 - G - GROUND ELEVATION

NOT FOR CONSTRUCTION



vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Grading Plan
Limestone Ridge
City of Fitchburg
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
SCALE AS SHOWN			
DATE 08-16-2018			
DRAFTER JARC			
CHECKED JDOY			
PROJECT NO. 180231			
SHEET 3 OF 5			
DWG. NO. C-03			

20 Aug 2018 - 1:45p M:\JT Klein\180231_Orchard Pointe-Lot 10, Fitchburg\CADD\180231_Base.dwg bjr:jarc © 2018 Vierbicher Associates, Inc.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- SANITARY SEWER PIPE (GRAVITY)
- WATER SERVICE LATERAL PIPE
- PROPOSED FIRE DEPARTMENT CONNECTION

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)

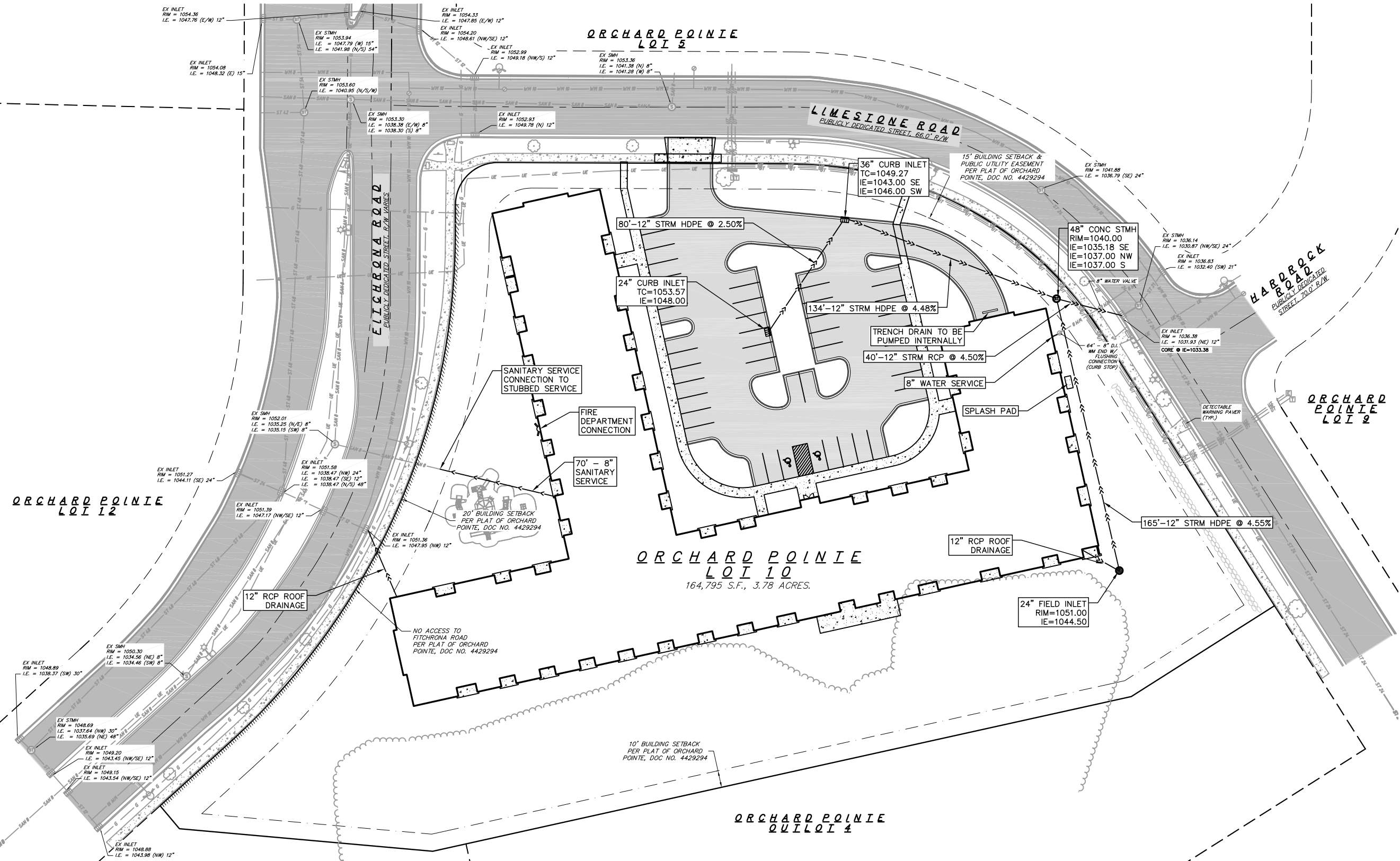
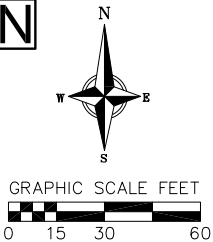
ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

NOTE:

- A DANE COUNTY STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE LIMESTONE ROAD RIGHT OF WAY.
- THE SANITARY SEWER WITHIN THE RIGHT OF WAY IS REQUIRED TO BE INSTALLED WITH TRENCHLESS TECHNOLOGY. SANITARY SEWER MATERIALS IN THE RIGHT OF WAY SHALL BE PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- EXISTING SANITARY LATERALS SHALL BE ABANDONED AT THE MAIN PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL WATER MAIN BETWEEN THE PUBLIC WATER MAIN UP TO AND INCLUDING PRIVATE HYDRANTS SHALL BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF THESE VALVES.
- SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION.
- CASTINGS WITH OPEN PICK HOLES ARE PROHIBITED FOR SANITARY MANHOLES.

NOT FOR CONSTRUCTION



vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

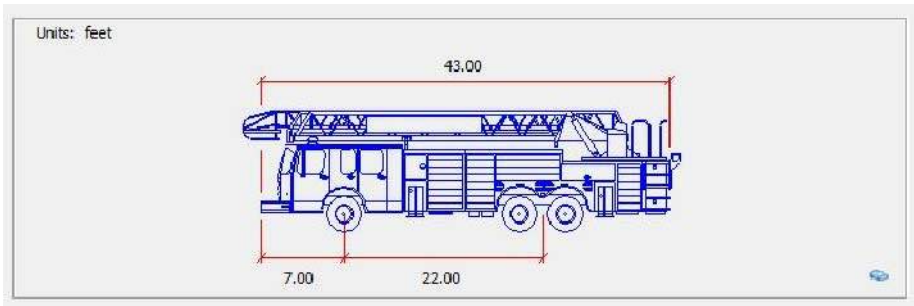
Utility Plan

Limestone Ridge
City of Fitchburg
Dane County, Wisconsin

REVIEWS	NO.	DATE	REMARKS
SCALE AS SHOWN			
DATE 08-16-2018			
DRAFTER JARC			
CHECKED JDOY			
PROJECT NO. 180231			
SHEET 4 OF 5			
DWG. NO. C-04			

20 Aug 2018 - 1:46p M:\JT Klein\180231_Orchard Pointe-Lot 10, Fitchburg\CADD\180231_Base.dwg by: jarc

©2018 Vierbicher Associates, Inc.



SmartPath Tools

Forward Steered Path
NCHRP REPORT 659 (US): Aerial Fire
Steering Lock Angle: 33.3 deg

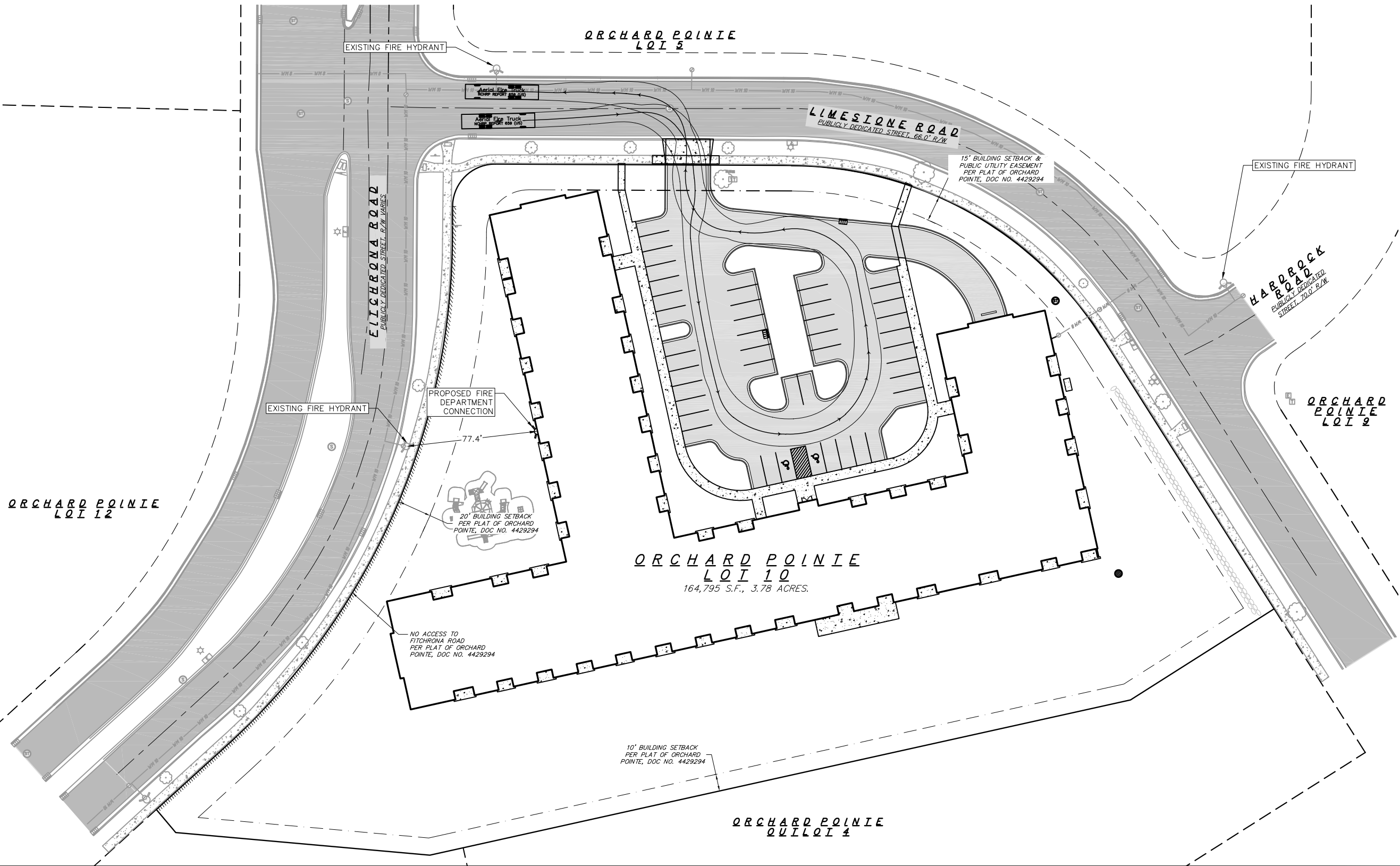
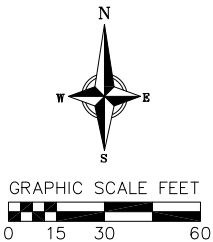
Speed: 5 mph

☐ Turn Wheels From Stop

Radius Type: Radius:
Min. Ctr. Radius: 40.07 ft

Shrink Undo Help

NOT FOR CONSTRUCTION



vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

Fire Apparatus Plan

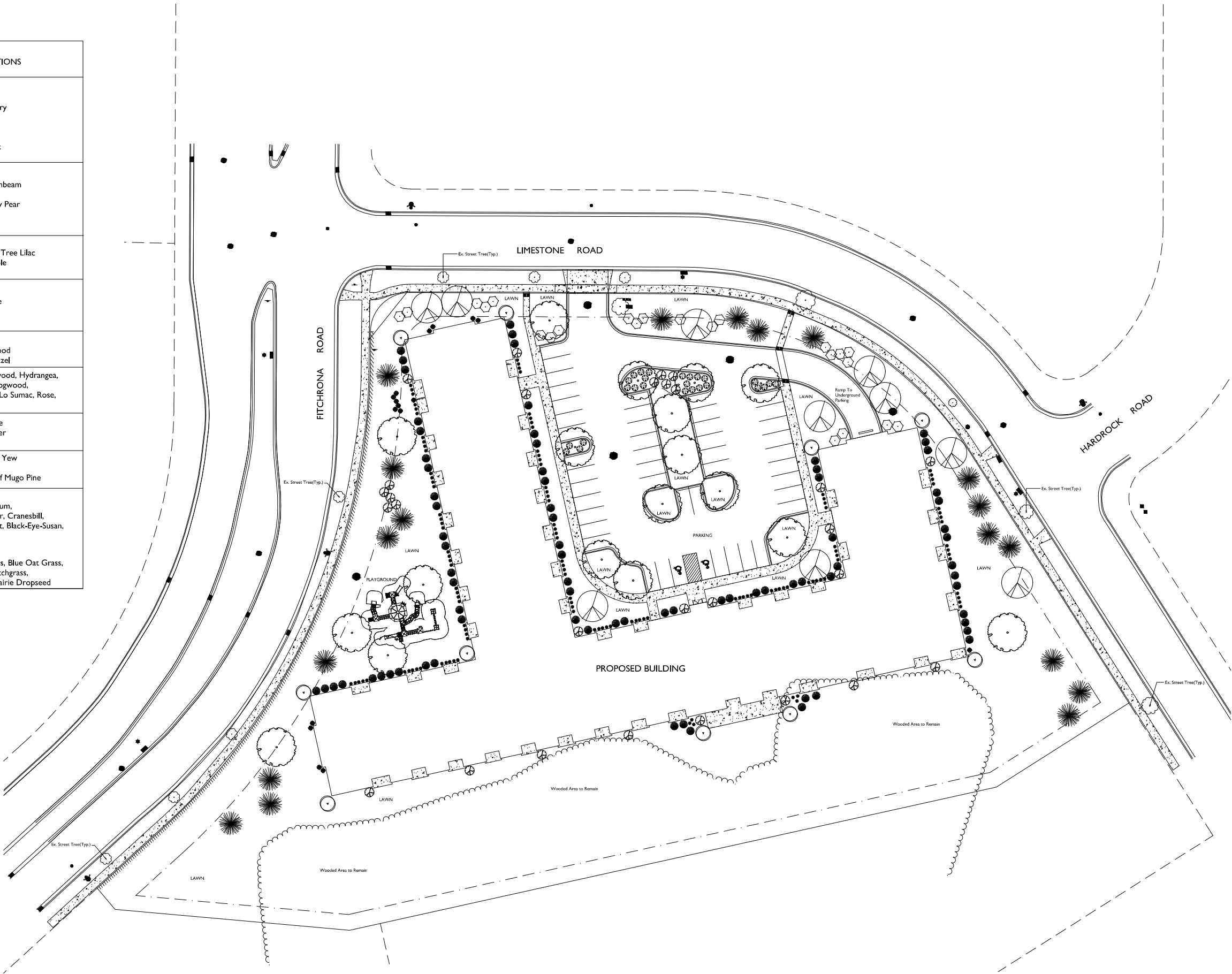
Limestone Ridge
City of Fitchburg
Dane County, Wisconsin

REVISIONS		REVISIONS		SCALE AS SHOWN	
NO.	DATE	REMARKS	NO.	DATE	REMARKS

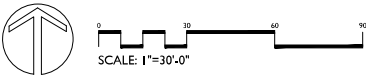
APPENDIX 'C'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY LANDSCAPE PLAN

PLANTING KEY

PLANT CATEGORY	SYMBOL	PLANT SUGGESTIONS
Large-Sized Tree 2"-2.5" Cal.		Hybrid Elm Ginkgo Common Hackberry Honeylocust Sugar Maple Red Maple Swamp White Oak
Medium-Sized Tree 2"-2.5" Cal.		American Hophornbeam Littleleaf Linden Chanticleer Gallery Pear
Ornamental Tree 5' Ht.		Serviceberry Ivory Silk Japanese Tree Lilac Flowering Crabapple Eastern Redbud
Evergreen Tree 4' Ht.		Blackhills Spruce Eastern White Pine Colorado Spruce
Tall Shrub 30"-48" Ht.		Viburnum, Lilac, Hydrangea, Dogwood Ninebark, Witchhazel
Medium-Low Shrub 18"-36" Ht.		Chokeberry, Boxwood, Hydrangea, Diervilla, Dwarf Dogwood, Mockorange, Gro-Lo Sumac, Rose, Spirea, Weigela
Upright Evergreen 4' Ht.		Emerald Arborvitae Mountbatten Juniper
Evergreen Shrub 18"-36"		Taunton Japanese Yew Spreading Juniper Arborvitae, Dwarf Mugo Pine
Ornamental Grass or Perennial - #1 CONT.		PERENNIALS: Hosta, Daylily, Sedum, Allium, Coneflower, Cranesbill, Coralbells, Catmint, Black-Eye-Susan, Speedwell GRASSES: Feather Reed Grass, Blue Oat Grass, Maiden Grass, Switchgrass, Little Bluestem, Prairie Dropseed



GDP LANDSCAPE PLAN



the bruce company
OF RECORD, INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARKER STREET
P.O. BOX 630330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

LIMESTONE RIDGE APARTMENTS
LIMESTONE ROAD
FITCHBURG, WISCONSIN 53711

Checked By: SS
Drawn By: 8/21/18 RS




Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:



L1

This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.

1/2018 CAUSTIVE SHORT LIMESTONE RIDGE LIMESTONE H&L DWG Created: 8/20/2018, Saved: 8/21/2018, Printed: 8/21/2018

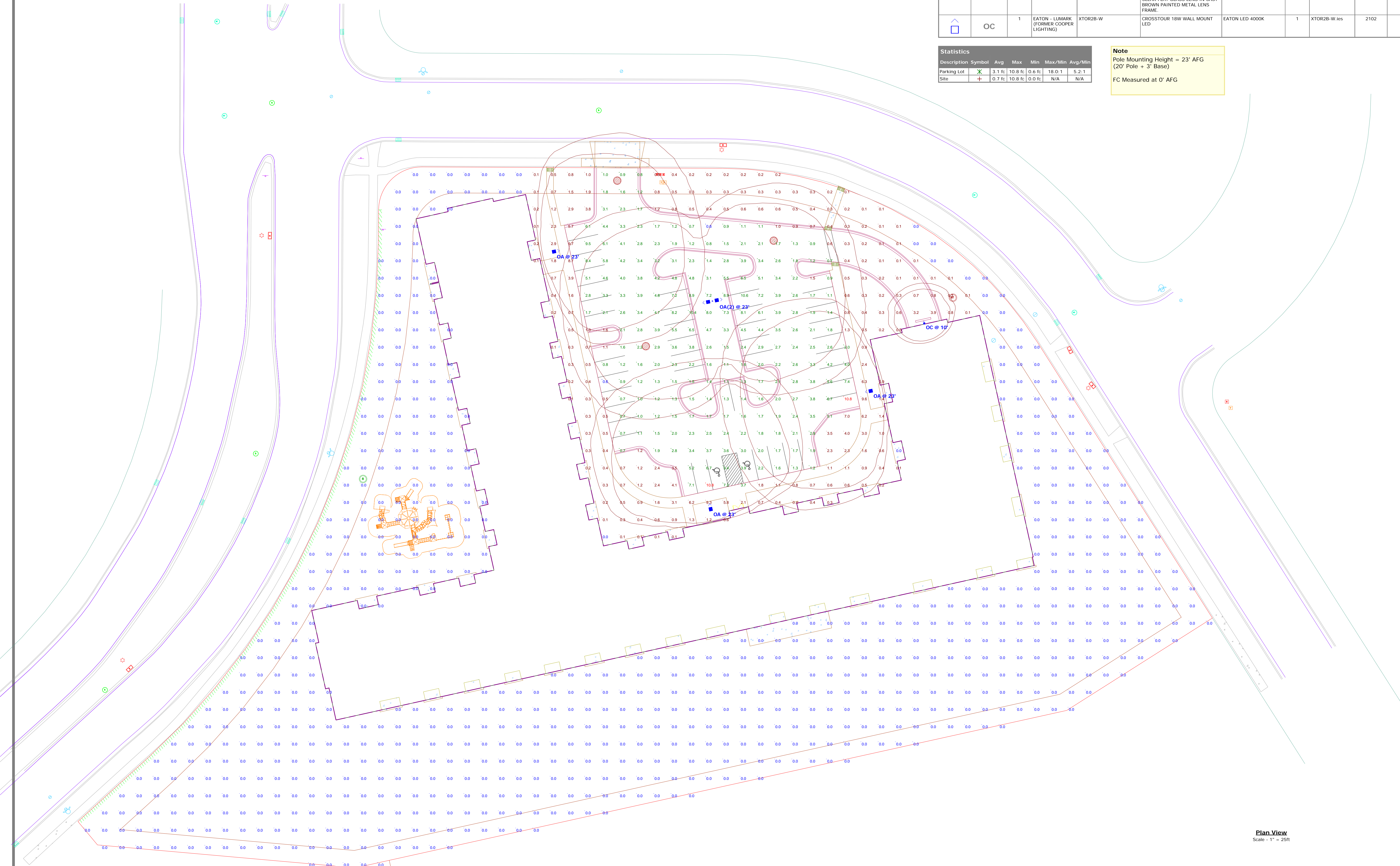
APPENDIX 'D'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY LIGHTING PLANS

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	OA	3	RAB LIGHTING INC.	ALED4T150N (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	LED 4000K	6	aled_wpled_41150 n.ies	2970	1	154
	OA(2)	1	RAB LIGHTING INC.	ALED4T150N (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	LED 4000K	6	aled_wpled_41150 n.ies	2970	1	308
	OC	1	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR2B-W	CROSSTOUR 18W WALL MOUNT LED	EATON LED 4000K	1	XTOR2B-W.ies	2102	1	18.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot		3.1 fc	10.8 fc	0.6 fc	18.0:1	5.2:1
Site		0.7 fc	10.8 fc	0.0 fc	N/A	N/A

Note
Pole Mounting Height = 23' AFG
(20' Pole + 3' Base)

FC Measured at 0' AFG



Plan View
Scale - 1" = 25ft

ALED4T150N



Color: Bronze

Weight: 32.0 lbs

Project:
ORCHARD POINTE

Type:
OA & OA2

Prepared By:

Date:
8/20/18

Driver Info

Type: Constant Current
120V: 1.31A
208V: 0.80A
240V: 0.69A
277V: 0.60A
Input Watts: 154W
Efficiency: 97%

LED Info

Watts: 150W
Color Temp: 4000K (Neutral)
Color Accuracy: 71 CRI
L70 Lifespan: 100000
Lumens: 17822
Efficacy: 116 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P00001756

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

Electrical

Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:

5.9% at 120V, 11.1% at 277V

Surge Protection:

4kV

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction

Technical Specifications (continued)

Other

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

Replacement:

Replaces 400W Metal Halide

BAA Compliance:

Click for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Features

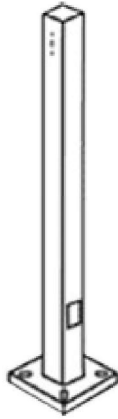
66% energy cost savings vs. HID

100,000-hour LED lifespan

5-year warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	4T	150	^	N	^	^	^	^
	4T = Type IV	50 = 50W 78 = 78W	Blank = Pole mount	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Gray W = White	Blank = 120-277V /480 = 480V (not available for 150W) /BL = Bi-Level /D10 = 0-10V Dimming	Blank = No Option /LC = Lightcloud® Controller /PC = 120V Button Photocell (Pole mount models only) /WS2 = Multi-Level Motion Sensor 20 ft. (Only available 0-10V dimming models) /WS4 = Multi-Level Motion Sensor 40 ft. (Only available 0-10V dimming models)	USA = BAA Compliant Blank = Standard
	3T = Type III	105 = 105W	SF = Slipfitter					
	2T = Type II	125 = 125W						
		150 = 150W						



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 137.0 lbs

Project:
ORCHARD POINTE

Type:
OA & OA2

Prepared By:

Date:
8/20/18

Lamp Info

Type: N/A
 Watts: 0W
 Shape/Size: N/A
 Base: N/A
 ANSI: N/A
 Hours: N/A
 Lamp Lumens: N/A
 Efficacy: N/A

Ballast Info

Type: N/A
 Watts: 120V: N/A
 208V: N/A
 240V: N/A
 277V: N/A
 Input Watts: 0W

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

MaxEPA's/Max Weights:

70MPH 8.3 ft_/240 lb
 80MPH 5.6 ft_/165 lb
 90MPH 3.6 ft_/110 lb
 100MPH 2.2 ft_/75 lb
 110MPH 1.0 ft_/45 lb
 120MPH 0.2 ft_/20 lb.

Other

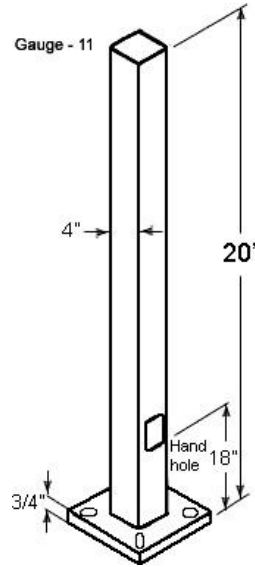
Terms of Sale:

Pole Terms of Sale is available .

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

Catalog #	XTOR2B-W	Type
Project	ORCHARD POINTE	OC
Comments		Date
Prepared by		

electrical wiring compartment.

Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

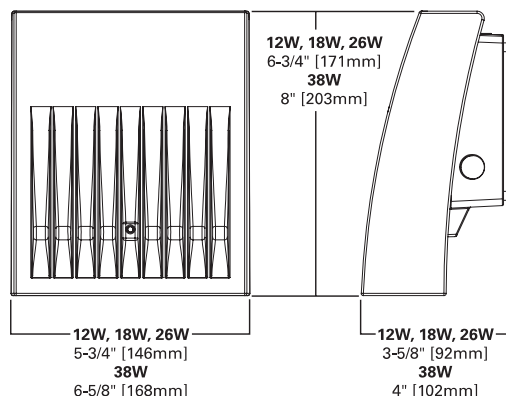
Five-year warranty.



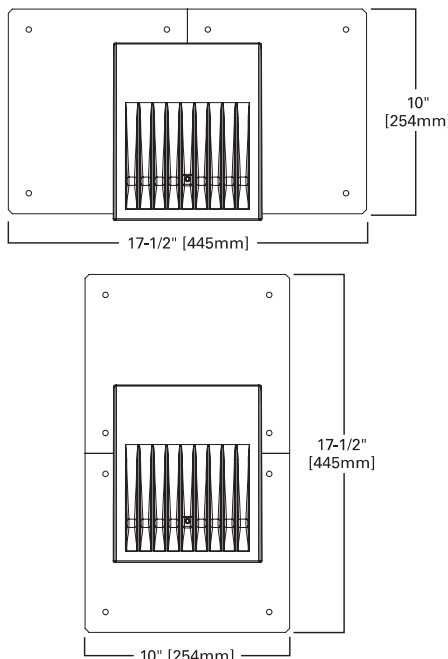
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

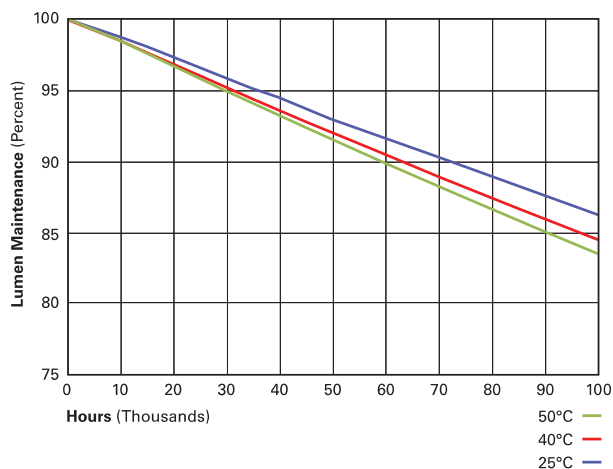
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B =Small Door, 12W XTOR2B =Small Door, 18W XTOR3B =Small Door, 26W XTOR4B =Medium Door, 38W	[Blank] =Bright White (Standard), 5000K W =Neutral White, 4000K Y =Warm White, 3000K	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black BZ =Bronze AP =Grey GM =Graphite Metallic DP =Dark Platinum	PC1 =Photocontrol 120V ² PC2 =Photocontrol 208-277V ^{2,3} 347V =347V ⁴ HA =50°C High Ambient ⁴	WG/XTOR =Wire Guard ⁵ XTORFLD-KNC =Knuckle Floodlight Kit ⁶ XTORFLD-TRN =Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT =Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT =Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR =Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT =Escutcheon Wall Plate, Summit White

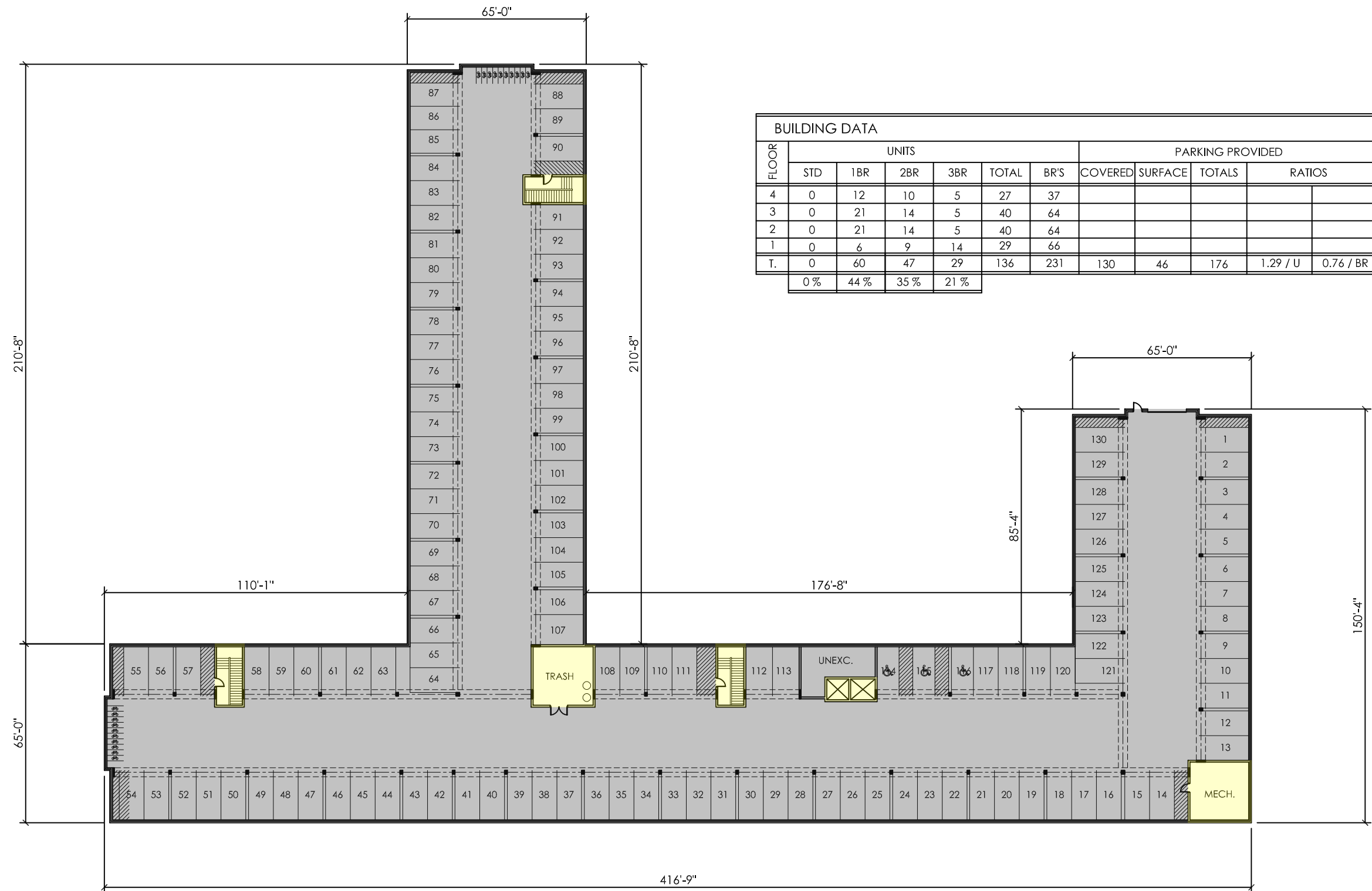
NOTES:

- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

12W Series	18W Series	26W Series	38W Series
XTOR1B =12W, 5000K, Carbon Bronze	XTOR2B =18W, 5000K, Carbon Bronze	XTOR3B =26W, 5000K, Carbon Bronze	XTOR4B =38W, 5000K, Carbon Bronze
XTOR1B-WT =12W, 5000K, Summit White	XTOR2B-W =18W, 4000K, Carbon Bronze	XTOR3B-W =26W, 4000K, Carbon Bronze	XTOR4B-W =38W, 4000K, Carbon Bronze
XTOR1B-PC1 =12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT =18W, 5000K, Summit White	XTOR3B-WT =26W, 5000K, Summit White	XTOR4B-WT =38W, 5000K, Summit White
XTOR1B-W =12W, 4000K, Carbon Bronze	XTOR2B-PC1 =18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1 =26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1 =38W, 5000K, 120V PC, Carbon Bronze
XTOR1B-W-PC1 =12W, 4000K, 120V PC, Carbon Bronze	XTOR2B-W-PC1 =18W, 4000K, 120V PC, Carbon Bronze		XTOR4B-W-PC1 =38W, 4000K, 120V PC, Carbon Bronze

APPENDIX 'E'
GENERAL IMPLEMENTATION PLAN
CONCEPTUAL FLOOR PLANS

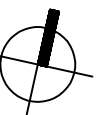


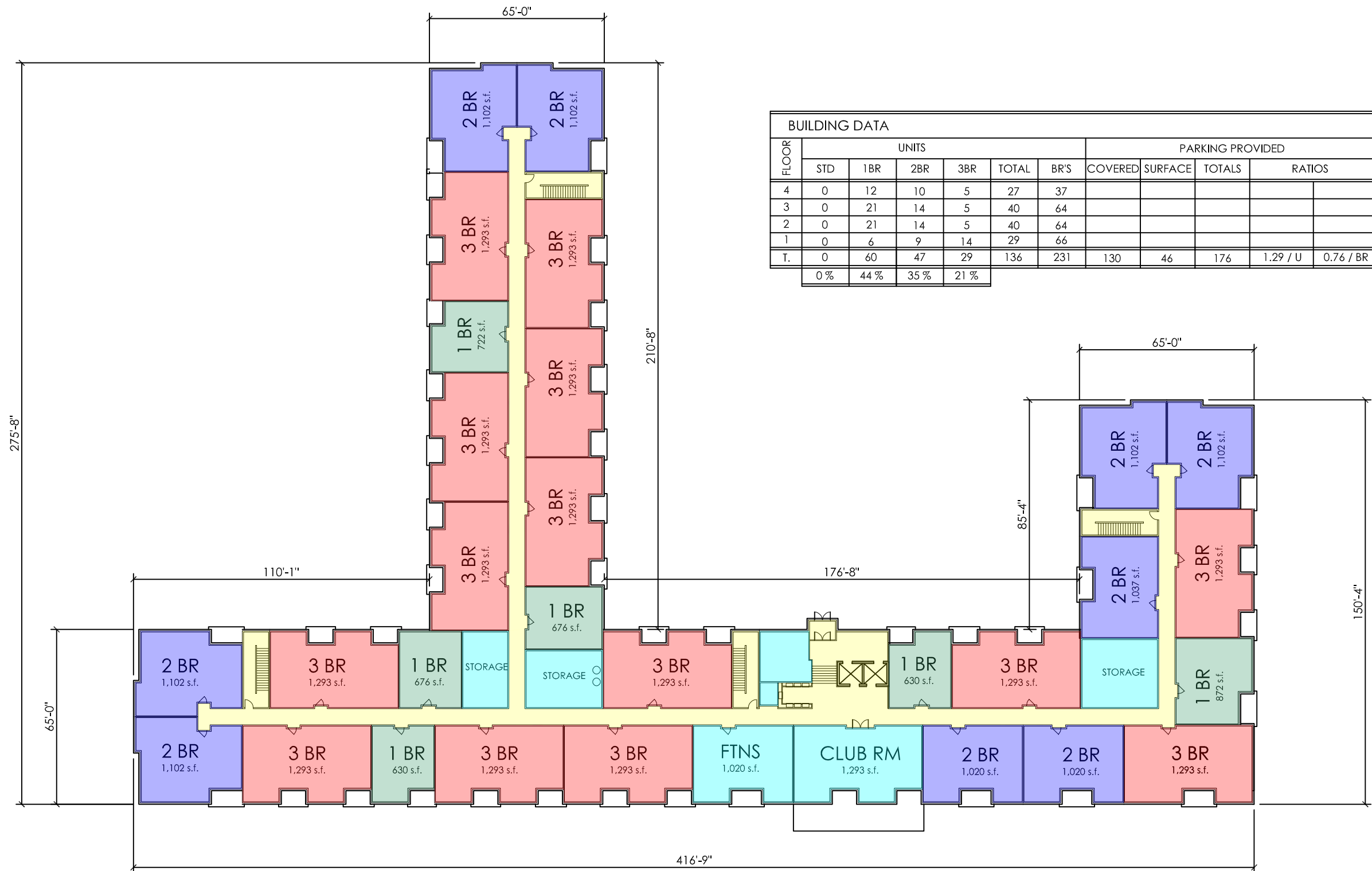
JLA
ARCHITECTS

LIMESTONE RIDGE APARTMENTS

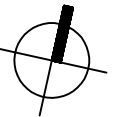
CONCEPTUAL LOWER LEVEL PLAN

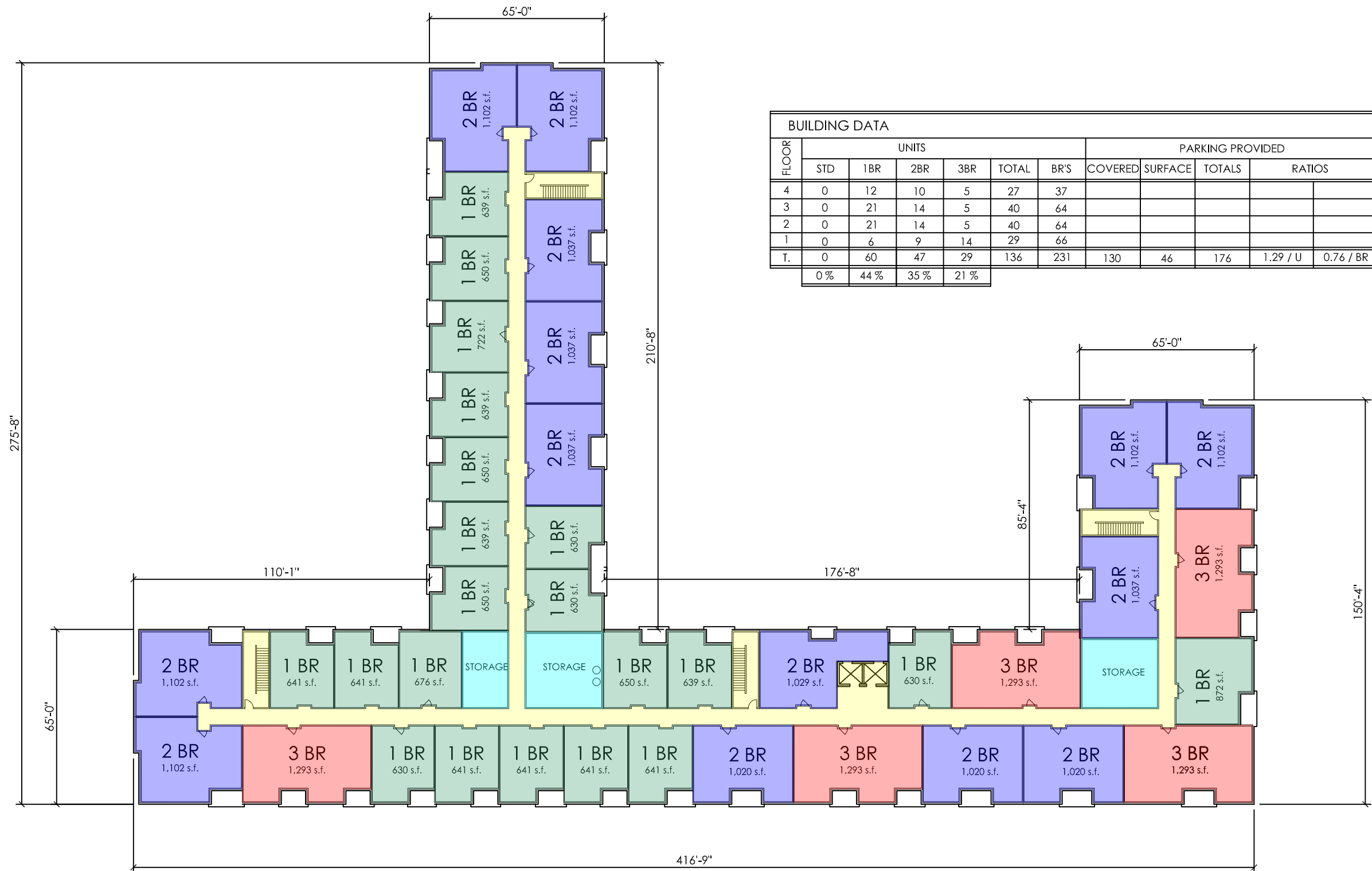
AUGUST 21, 2018
1"=40' @ 11x17





BUILDING DATA										
FLOOR	UNITS						PARKING PROVIDED			
	STD	1BR	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIOS
4	0	12	10	5	27	37				
3	0	21	14	5	40	64				
2	0	21	14	5	40	64				
1	0	6	9	14	29	66				
T.	0	60	47	29	136	231	130	46	176	1.29 / U 0.76 / BR
	0 %	44 %	35 %	21 %						



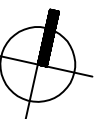


JLA
ARCHITECTS

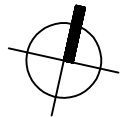
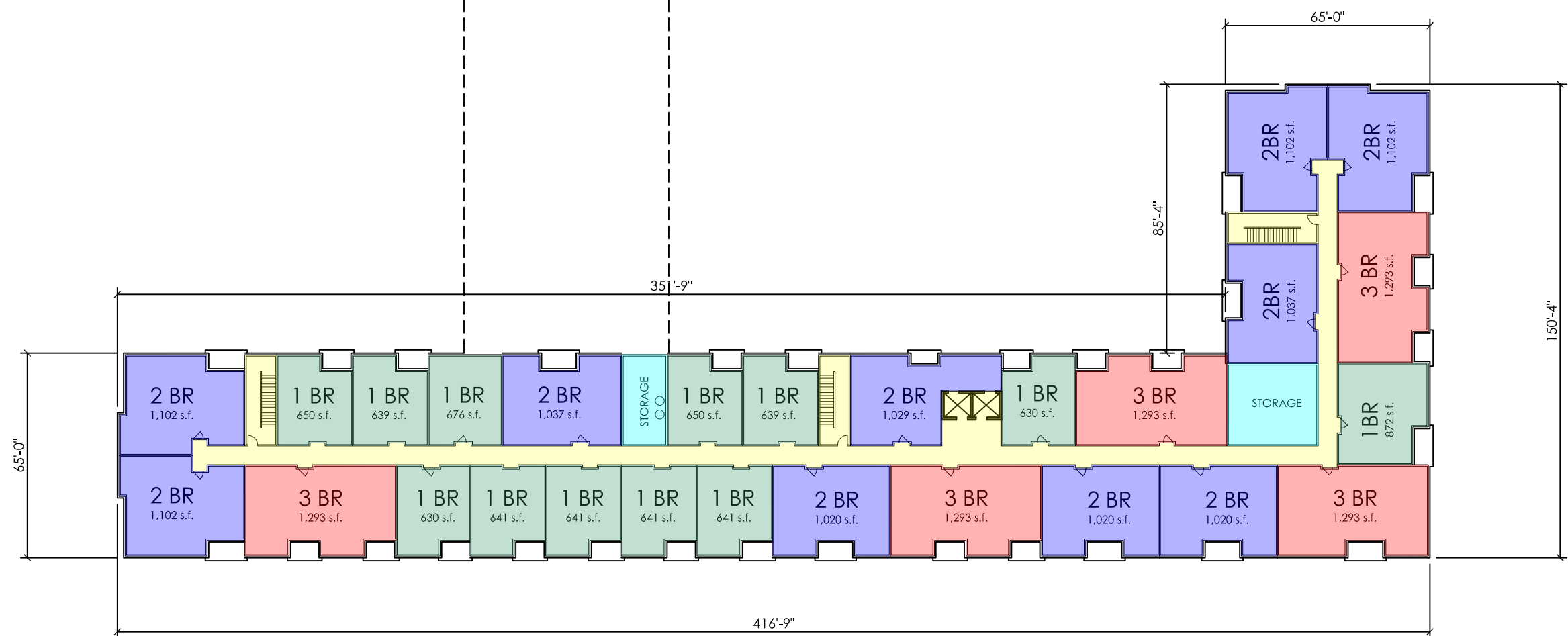
LIMESTONE RIDGE APARTMENTS

CONCEPTUAL SECOND & THIRD FLOOR PLAN

AUGUST 21, 2018
1"=40' @ 11x17



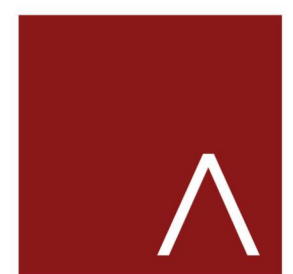
BUILDING DATA											
FLOOR	UNITS						PARKING PROVIDED				
	STD	1BR	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIOS	
4	0	12	10	5	27	37					
3	0	21	14	5	40	64					
2	0	21	14	5	40	64					
1	0	6	9	14	29	66					
T.	0	60	47	29	136	231	130	46	176	1.29 / U	0.76 / BR
	0 %	44 %	35 %	21 %							



APPENDIX 'F'
GENERAL IMPLEMENTATION PLAN
CONCEPTUAL ELEVATIONS



JTKLEIN, INC.
DEVELOPMENT • CONSTRUCTION • MANAGEMENT



JLA
ARCHITECTS

LIMESTONE RIDGE APARTMENTS



CITY OF FITCHBURG
PLANNING DEPARTMENT
5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200
FAX: (608) 270-4275
EMAIL: planning@fitchburgwi.gov

Application: CDP(A)-2245-18 and RZ-2246-18
Property Location: Lot 10 Orchard Pointe
Review Date: November 16, 2018
Planning Staff Review #1

Planning staff has reviewed your submitted Comprehensive Development Plan Amendment and Rezone Request for the proposed 136-unit workforce housing development and site improvements located at Lot 10 Orchard Pointe. The following comments are based on this review. Please respond to each item with a detailed written response, along with appropriate updated plans by 4:00 p.m. on November 9, 2018. Further comments or questions may arise as additional review occurs.

Comprehensive Development Plan Amendment - CDP(A)

1. No planning comments at this time.

Rezone Request

1. Be prepared to discuss / reiterate the rational for PDD zoning with the Plan Commission and how a higher level of design and amenity is achieved as described in your submittal (applicant's previous response to this comment from the city's pre-application review follows in red font).
 - **This is an affordable workforce housing project in an ideal location to serve the employees of the adjacent Orchard Pointe shopping center. We will be prepared to discuss how this density is needed at this location and how this project truly creates a walkable neighborhood that is desirable to residents and the City.**
2. Be prepared to discuss / reiterate the rational for provision of less parking than otherwise required by the City (applicant's previous response to this comment from the city's pre-application review follows in red font).
 - **This is an affordable workforce housing development. Our experience is that parking demand is a function of the income targeting and unit mix of the property. It is important to understand that approximately 20% of our units will be targeted for individuals with disabilities or veterans. Our experience is that when located near public transportation that the parking demand is significantly lower than a market rate apartment development. Attached an analysis done for our Meadow Ridge Middleton workforce housing development that was completed in 2017 and a spreadsheet showing the parking demand for Limestone based on the data collected from Meadow Ridge. We believe that this is a comparable development being suburban however the Orchard Pointe site has better access to public transportation.**

3. Parks Department comments have been provided regarding parkland dedication fees, fees-in-lieu of parkland dedication, parkland improvement fees, and fee-in-lieu of street frontage. Park dedication and/or fees shall be finalized with the PDD-SIP submittal. Any areas to be dedicated as parkland shall be submitted for recommendation by the Parks Commission and applicant will be required to provide any necessary documentation including any land division to dedicate lands, to the city.
 - **Applicant agrees all applicable park fees due at the time of pulling a building permit**
4. It is the applicant's responsibility to ensure compliance with all fire department regulations.
 - **Applicant agrees to meet compliance with all fire department regulations.**
5. An application is currently in process for a minor comprehensive plan amendment to change the future land use designation of Lot 10 Orchard Pointe from Mixed-Use (M-U) to High Density Residential (HDR) along with a text amendment to allow for HDR but at the discretion of the Plan Commission and Council, may be suitable for M-U. The Plan Commission recommended approval of this comprehensive plan amendment at their meeting on October 16, 2018. The Common Council is scheduled to consider an ordinance that would officially adopt this comprehensive plan amendment if favorable action is taken at their meeting on November 27, 2018.
 - **Applicant acknowledges the above statement**

Note that the PDD-GIP rezone submittal is currently *inconsistent* with the comprehensive plan and will be until the Common Council takes favorable action on the amendment request. The Plan Commission may recommend approval to the Common Council of this rezone request to PDD-GIP in order to allow the proposed HDR development, however, it's recommendation should be contingent on Council approval of the comprehensive plan amendment.

Limestone Ridge Apartments – Lot 10 Orchard Pointe

Fitchrona Road

Public Works Review #1

The following comments are based on the plans submitted for a rezone request to a Planned Development District – General Implementation Plan and CDP – Amendment to Orchard Pointe CDD submitted by Mark Ott, JLA Architects, Agent for JT Klein dated October 23, 2018 for Lot 10 Orchard Pointe. TF 10-30-18; BB, 10-30-18; GV 10-24-18; CG 10-30-18; LC 10-31-18. Additional comments beyond these may be required on future reviews.

General Comments

1. Please confirm that refuse and recycling container(s) are located and sized properly.
2. The applicant will need to submit a Construction & Demolition Reuse/Recycling Plan to Public Works.
 - **Applicant agrees to have a construction & Demolition plan submitted by the chosen general contractor.**
3. Please show proposed contours on the grading plan.
 - **Spot grades are currently shown. Proposed grades will be submitted as part of the SIP package.**

Transportation Comments

1. Driveway should follow the Commercial Driveway Standards of the City of Fitchburg, consisting of a concrete apron and straight tapers to meet the public street. This drawing can be found in the City's Standard Specifications document, available on our website: <http://www.city.fitchburg.wi.us/departments/cityHall/publicWorks/documents/StandardSpecifications.pdf> (BB)
 - **Applicant agrees to construct driveway to city commercial driveway standards.**
2. Provide both indoor and outdoor bicycle parking. Outdoor parking should follow the standards of the City's Bicycle and Pedestrian Plan (on the city's website at: <http://www.city.fitchburg.wi.us/departments/cityHall/publicWorks/transportation/BicycleTransportation.php>) with regards to location and style. Indoor parking should be considered to accommodate convenient bicycle storage for those choosing to commute by bike. This would be a nice amenity for future residents! (BB)
 - **Additional details and locations of bike parking will be provided as part of the SIP package submittal.**
3. Driveway permit will need to be filed prior to construction. (BB)
 - **Applicant agrees to obtaining driveway permit.**
4. Confirm that sufficient sidewalk width is provided adjacent to the parking lot, accounting for parked vehicle overhang.
 - **6'-0" sidewalk minimum will be provided adjacent to parking lot to account for parked vehicle overhang. Additional details will be provided as part of the SIP package.**

Water Main and Sanitary Sewer Comments

1. Water impact fees will need to be paid prior to release of any building permits. These fees will be included with the permit fee.
 - **Applicant agrees to pay all applicable water impact fees due at the time of pulling a building permit.**
2. Existing water and sewer services shall be used to service this property.

Limestone Ridge Apartments – Lot 10 Orchard Pointe Fitchrona Road Public Works Review #1

- **Applicant agrees to use existing water and sewer service to service the property. Additional details will be provided as part of the SIP package.**
- 3. Coordinate private fire hydrant locations, if required, with the Fire Department.
 - **Applicant agrees to work with fire department to coordinate private fire hydrant locations. Additional details will be provided as part of the SIP package.**
- 4. Please provide anticipated daily water and sewer usage in the PDD.
 - **Applicant agrees to provide daily water and sewer usage as part of the SIP package.**

Erosion Control and Stormwater Management (ECSWM) Comments

1. In the “Stormwater Management” section of the application packet, clarify stormwater detention will not be required for this lot because it will be provided by a regional pond (see page 17 of the *Orchard Point Comprehensive Development Plan*). Verify that the design assumptions of the pond are satisfied (i.e., a minimum of 20% open space will be provided on the lot, see page 20 of the development plan).
 - **Applicant agrees to verify and meet all stormwater management requirements when submitting for erosion control & storm water management permit.**
2. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval if land disturbance will exceed 4,000 s.f. The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>.
 - **Applicant agrees to submit erosion control & storm water management permit application as part of the SIP package.**
3. Infiltration is required to meet the ECSWM requirements. Perform a double-ring infiltrometer test before submitting the Stormwater Report to verify infiltration rates used for modeling. Guidelines on site evaluation for stormwater infiltration can be found here: <https://dnr.wi.gov/topic/stormwater/documents/dnr1002-infiltration.pdf>
 - **Applicant agrees to perform infiltration testing as part of the SIP package.**
4. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.
 - **Applicant agrees to a stormwater maintenance agreement as part of the SIP package.**
5. 12" storm connection directed towards Limestone appears to be in conflict with the existing water valve.
 - **Additional investigation and details will be provided as part of the SIP package.**



Scott Endl, Director
Parks, Recreation and Forestry
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608)270-4288
Scott.Endl@fitchburgwi.gov

Memo

To: Sonja Kruesel – City Planner

From: Endl – PRF

Ref.: Comments for RZ-2246-18 request to rezone Orchard Pointe - Lot 10

Date: October 29, 2018

Please be aware that the below information would apply to this development.

- Parkland Dedication per Ordinance 24-2(d)(2)(a); Dedication of parks, playgrounds, recreation and open spaces – 2,900 square feet per dwelling unit. 136 units x 2,900 square feet = 394,400 square feet (9.05 acres).
- Fee in lieu of Parkland Dedication per Ordinance 24-2(d)(2)(e); \$4,330 (2018 rate) per dwelling unit or approximately \$65,000 per acre of deficiency.
 - 136 units x \$4,330 = \$588,880 fee in lieu of parkland dedication
- Parkland Improvement fee per Ordinance 24-15(d)(5), 22-647(2); \$160 (2018 rate) per Multi-family dwelling unit. 136 units x \$160 = \$21,760.
- Fee in lieu of Street Frontage for Parks per Ordinance 24-15(e), 22-647(3).
 - Per Section 24-9(i) of the City's Land Division Ordinance. This amount will be determined at final plan.

Applicant agrees to pay all applicable park fees due at the time of pulling a building permit

Please feel free to contact me with any questions.

Respectfully,
Scott Endl